



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 BIG SPRINGS Hill, Airdrie T4A 1K4**

MLS® #: **A2175235**

Area: **Big Springs**

Listing Date: **10/24/24**

List Price: **\$450,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **4,999 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,176**  
Low Sqft:  
Ttl Sqft: **1,176**

DOM

**28**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Lawn**  
Park Feat: **Gravel Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard,Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Public**  
Fnd/Bsm: **Wood**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s)**  
Utilities: **Cable Available,Cable Internet Access,Electricity Connected,Natural Gas Connected,Fiber Optics Available,High Speed Internet Available,Phone Available,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 8`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 4`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>23`4" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 9`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 9`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`5" x 4`9"</b>	<b>Laundry</b>	<b>Basement</b>	<b>13`1" x 9`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7911031**

Remarks

Pub Rmks: **Welcome to your dream home, a beautifully maintained sanctuary that perfectly combines comfort and convenience. Step inside to discover a freshly painted interior, with new carpeting in the basement that adds warmth and coziness. The main levels feature solid oak hardwood flooring, creating a bright and inviting atmosphere, while the bedrooms boast rich walnut floors. The large, bright and functional kitchen is a delight, perfect for cooking and gathering with family and friends. With five spacious bedrooms and two thoughtfully designed bathrooms, this home provides ample space for family, guests, or a home office. The cozy basement features a fireplace, perfect for those chilly evenings spent with loved ones. Step outside to your backyard, complete with a deck (17' 6" x 9' 7"), ideal for entertaining or relaxing in the sun. The yard is adorned with beautiful trees, including an elderberry tree that blooms with stunning white flowers in spring and bears delicious elderberries in summer, a charming crab apple tree, and a vibrant flaming Amur tree that transforms into a brilliant red in the fall. Additionally, a shed with electricity, perfect for storage or a workshop, and a variety of shrubs and trees waiting to be identified in late spring. Situated in an unbeatable location, this home is close to schools (elementary, middle, and high), Genesis Place, parks, and playgrounds. You'll find grocery stores, restaurants, banks, doctors' offices, and optometrists just minutes away, along with pet grooming services and more. Plus, easy access to the highway makes for quick commutes and weekend getaways. Don't miss your chance to own this captivating home—schedule a viewing today and imagine the life that awaits you here!**

Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















