



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 BIG HILL Place, Airdrie T4A 1R6**

MLS®#: **A2197241**

Area: **Big Springs**

Listing Date: **02/25/25**

List Price: **\$449,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1978**

Finished Floor Area  
Abv Sqft: **968**  
Low Sqft:  
Ttl Sqft: **968**

DOM

**2**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **455 sqft**  
Lot Shape:

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Level**  
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Pantry,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Game Room</b>	<b>Basement</b>	<b>21`10" x 18`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`11" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 19`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 13`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 15`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 6`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC-16-C**

**7711562**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY MAR 1ST 2PM-5PM. Welcome to this beautifully updated bungalow in the heart of Big Springs. This detached home offers a perfect blend of affordability, comfort, and convenience in a well-established community. With nearly 1800 SqFt of developed living space, this home provides ample room for you and your family. Extensive renovations have transformed this home, including the removal of a wall to create an open-concept main level floor plan. The entire house has been freshly painted from top to bottom, complemented by new vinyl plank flooring and carpet throughout. A large window allows natural light to flow into the cozy living room, while the bright and welcoming kitchen-dining area features new countertops, backsplash trim, and a new sink with updated plumbing fixtures. Modern white cabinets and white appliances combine to complete the space. A small hallway with its own closet leads to the back door, providing easy access to the garage and backyard. The main 4-piece bathroom has been upgraded with a tile tub and shower, modern sink, toilet, flooring, and a custom shelving unit. The large primary bedroom features a newer window (2020) and his-and-hers mirrored closets, while the spacious second bedroom is perfect for a home office or guest room. The finished basement offers a bedroom, 3-piece bathroom, and laundry room, along with a new ceiling finish and updated electrical work. The true highlight of this property is the huge, oversized 26' x 28.5' double garage with 11' doors and a 12' ceiling—a haven for car enthusiasts, mechanics, and DIYers. Insulated and heated, this garage offers endless storage and workspace for all your projects. Sitting on a generous corner lot, the outdoor space is equally impressive, featuring a newly added fire pit—perfect for relaxing or entertaining friends and family. Additional upgrades include air conditioning, soffit and fascia (replaced in 2019) to match the garage, a new hot water tank (2022), a newly replaced fence (2020), and fresh trim throughout the home. Your dream of finding an affordable, renovated, and well-equipped home is now within reach. Schedule a viewing today!**

Inclusions:  
Property Listed By:

**Couch in Basement, Ikea shelving in basement bedroom.  
eXp Realty**

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







