

**56 Big Springs Hill SE
Airdrie, Alberta**

MLS # A2239283



\$475,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Lawn Swing, Outdoor Benches, Bsmt Refrigerator

Welcome Home! This well-maintained bungalow offers comfort and space, perfect for families or first-time buyers. With nearly 1,100 sq ft on the main level + 950 sq ft on the lower level, this home features 3 bedrooms on the main floor, 3 additional rooms in the fully finished basement and 2 full bathrooms. Enjoy a bright and spacious living room on the main floor, and a family room with a built-in bar in the basement—perfect for entertaining or relaxing. The home has been lovingly cared for by the same owner for over 20 years, with important upgrades including newer windows, shingles, high-efficiency furnace, and new vinyl plank flooring throughout the main floor. Step outside to a beautifully landscaped backyard complete with a large deck, storage shed, and plenty of space to enjoy summer days. Located directly across from green space, a playground just steps away and just minutes from schools, shopping, dining, and main roadways—everything you need is within easy reach. Call today to book your viewing.