

# \$444,900 - 172 Big Hill Circle Se, Airdrie

MLS® #A2241859

**\$444,900**

3 Bedroom, 3.00 Bathroom, 1,057 sqft

Residential on 0.12 Acres

Big Springs, Airdrie, Alberta

Charming Bungalow on a Spacious Lot in Big Springs, Airdrie

Welcome to this rare opportunity to own a detached property in the heart of Big Springs, one of Airdrie's most convenient and established communities FOR UNDER 500K! With over \$50,000 in recent upgrades completed within the last 5 years, this home blends modern comfort with timeless appeal. Updates include a newer roof, siding, windows, laminate flooring, furnace, and hot water tank—all under 5 years old, offering peace of mind and long-term value.

Step inside to find a bright and functional layout featuring 3 bedrooms and 3 bathrooms, perfect for families or anyone seeking single-level living with room to grow. The unfinished basement offers an incredible opportunity to create your dream space—whether it's a rec room, home gym, additional bedrooms, or a cozy theatre room, the possibilities are endless.

Situated on a large lot, the generous backyard provides plenty of room for kids, pets, entertaining, or even a future garden oasis. A spacious parking pad and ample street parking make vehicle access a breeze for you and your guests.

Big Springs is known for its proximity to schools, parks, walking trails, and shopping



amenitiesâ€”everything you need is just minutes away. Easy access to major roadways makes commuting a breeze, while nearby green spaces and community features offer the perfect blend of urban convenience and small-town charm.

As a bonus, all furniture in the home is negotiable with the sale, making this a turnkey option for those looking for a move-in-ready opportunity.

Donâ€™t miss your chance to own this affordable home with room to make it truly your own. Welcome to Big Springs living!

**\*\*OPEN HOUSE SCHEDULED FOR  
1PM-3PM ON SATURDAY JUNE 6TH\*\***

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241859    |
| Price          | \$444,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,057       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 172 Big Hill Circle Se |
| Subdivision | Big Springs            |
| City        | Airdrie                |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A1R8  |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Oven, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Barbecue, BBQ gas line, Fire Pit, Garden, Private Yard, Storage |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot      |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Wood Frame, Aluminum Siding                                     |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 14              |
| Zoning         | DC-16-C         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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