

# \$454,900 - 172 Big Hill Circle Se, Airdrie

MLS® #A2228433

## \$454,900

3 Bedroom, 3.00 Bathroom, 1,058 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® #	A2228433
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,058
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, Washer/Dryer, Window Coverings, Oven
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	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	18
Zoning	DC-16-C

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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