



**GRASSROOTS**  
REALTY GROUP

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**237 Big Hill Circle SE**  
**Airdrie, Alberta**

**MLS # A2229710**



**\$379,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Second fridge, stove, hood fan and washer/dryer in the basement suite

AFFORDABLE SINGLE FAMILY LIVING WITH AN ILLEGAL SUITE | FULLY RENOVATED | MASSIVE 50' X 100' LOT | BACKS ONTO AN EXPANSIVE GREEN SPACE & PLAYGROUND | SIDES ONTO A WALKING PATH | GARAGE WITH AN EXTRA LONG DRIVEWAY | FRONT PATIO & HUGE BACK YARD | SEPARATE HEAT CONTROL, SEPARATE ENTRANCES & SEPARATE LAUNDRY FOR EACH SUITE | OUTSTANDING LOCATION! Fully renovated inside and out, this beautifully updated home with an illegal suite combines turnkey comfort with a flexible layout and a truly unbeatable location. Set on a massive 50' x 100' lot, the home backs directly onto a wide green space and playground, and sides onto a walking path, perfect for outdoor living, family fun and added privacy. A new fence, mature trees and a sunny front patio create welcoming outdoor areas, while the single garage and extended driveway offer ample off-street parking. Inside, the living room on the main level is encased in windows flooding the space with natural light. The open-concept living area features new flooring, a neutral paint colour and a beautifully renovated kitchen featuring crisp white cabinets, stainless steel appliances and a gas stove, ideal for everyday cooking and entertaining alike. The updated four-piece bathroom includes sleek tilework and modern fixtures, while three bedrooms and in-suite laundry complete the main floor. Downstairs, a separate entrance leads to a newly finished 1 bedroom, illegal basement suite, thoughtfully designed with its own white kitchen and stainless steel appliances, separate laundry and a stylish 4-piece bathroom. Upstairs is a 2 bedroom unit and downstairs is a 1 bedroom unit. Whether used for multi-generational living, guests or future rental potential, the lower level adds exceptional flexibility. Enjoy the peace of backing

onto green space with no rear neighbours, while still being just steps from schools, Big Springs Athletic Park, East Lake Park and all the year-round amenities at Genesis Place. This is a rare chance to own a move-in-ready home with room to grow, inside and out, in a vibrant, family-friendly community.