



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

68 Spring Haven Road SE
Airdrie, Alberta

MLS # A2255584



\$344,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	953 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: White wardrobe in garage on the stairs, black glass shelving unit underneath vanity, white cabinet in garage near door, 3 picture frames above kitchen window, round jute area rug in dining area, grey dresser in primary walk-in closet, 10x10 wooden deck in backyard (moveable), white playhouse on deck, fire pit in backyard, shed

This stunning, mid-century modern-inspired mobile home is a rare gem, offering ownership of the land with no lot fees in a perfect family-friendly location. Featuring 2 bedrooms, 1 bathroom, and an attached garage, this home has been thoughtfully upgraded and maintained to the highest standards. Step inside to discover vinyl plank flooring (2021–2024), complemented by updated white trim (2025) and upgraded interior doors, creating a modern, polished look. Bright and inviting, the living room includes a dedicated office space—perfect for working from home or studying. In the primary bedroom, a walk-in closet provides ample storage and comfort, while a glass sliding door opens directly onto the deck with serene greenspace views. Refreshed in 2025, the bathroom features new paint, light fixtures, and flooring, along with a double vanity and upgraded tile shower with cedar plank ceiling, pre-plumbed for an additional shower head for a spa-like experience. Enjoy year-round comfort with central air conditioning (capacitor replaced 2025) and a newer furnace (2016, pressure switch and circuit board replaced Jan 2025). The hot water tank was replaced in 2018, and electrical outlets upgraded in 2018. The roof, vinyl siding and most windows were replaced in 2014, with the living room windows replaced to triple-pane in 2021 ensuring long-lasting protection and durability. Outdoor living is exceptional with a large deck pre-wired for a hot tub, a fenced backyard, a rocked leisure area with fire pit, and an insulated shed for extra storage. The property backs onto greenspace with a walking path leading directly to a dog park, offering solitude with NO NEIGHBORS BEHIND! Located within walking distance to schools, parks, playgrounds, groceries, restaurants, Bert Church Theatre, Genesis Arena, and Rob Ebbeson Twin Arena, this home combines

convenience with an incredible outdoor lifestyle. Don’t miss this rare opportunity to own a fully upgraded, turn-key home in a prime location!