



GRASSROOTS
REALTY GROUP

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220 Big Hill Place SE
Airdrie, Alberta

MLS # A2281061



\$424,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,042 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Asphalt, Double Garage Detached, Garage Door Opener, He		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

*** OPEN HOUSE SUNDAY JANUARY 25, 12:00-3:00 *** Why purchase an apartment or a townhome when you can own a detached home for less without any condo fees and still own the land. This well-maintained 2005 manufactured home sits on a spacious pie-shaped lot and includes anchored tie-downs—ideal for mortgage approval and insurance requirements. The property features an oversize 22x20 double detached garage with a new heater (2022), 220V power, and a sub-panel. Including the extra long driveway, this property can accommodate a total parking of at least 7 vehicles. Enjoy a fully fenced, private backyard—perfect for pets—along with a sunny front porch and a relaxing back deck, all located on a quiet cul-de-sac. The best part? You own the land outright with no added fees. Inside, this bright, sun-filled home offers approximately 1,000 sq. ft. of comfortable living space, showcasing pride of ownership throughout. Major updates include a new house roof (2021), garage roof (2023), hot water tank (2014), high-efficiency furnace (2005), a Costco storage shed (2023), and new asphalt (2023). Flooring, carpet, and interior paint have also been refreshed. The thoughtfully designed layout features 3 bedrooms and 2 full 4-pc bathrooms. The primary suite includes a generous walk-in closet and a private ensuite. The open-concept kitchen and living area is enhanced by vaulted ceilings, two skylights, a large pantry, centre island, breakfast bar, --perfect for everyday living and entertaining. Located within walking distance of Superstore, Tim Hortons, parks, schools, Bert Church Theatre, Big Springs Athletic Club, Genesis Place, and close to the city's pathway system. Quick access to major routes makes commuting easy. This bright, clean, move-in-ready, low-maintenance property offers exceptional value—whether you're a

first-time buyer, downsizing, or seeking a smart investment opportunity.