



240 Big Hill Circle SE
Airdrie, Alberta

MLS # A2304272



\$359,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,171 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Front Yard, Landscaped, Lawn, No Back		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s), Preserved Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, See Remarks, Storage		

Inclusions: Garden Sheds, Fire pit.

Time to Move into a place to call your own. No Condo Fees - You own the land. This home is one level featuring over 1373 square feet of space to enjoy, including the 3-season sunroom. Also included is 225 square feet in the partial basement currently used as a workshop & storage, which can be an exercise space or mancave. The hub of the home, the updated kitchen is a dream, crisp and white cabinets with stone counters + gas stove. Freshly painted and so well maintained its a home you don't want to leave. Enjoy the front living room with plenty of natural light -room for all your furniture. 3 bedrooms for you and your family, with an updated 4-piece bathroom. Outside, enjoy a sunny deck with room for family gatherings or invite the neighbours over for a BBQ. Garden sheds offer seasonal storage, a fully fenced yard backing onto green space. Close to schools, Genesis Place, Bert Church Theatre and East Lake Regional Park. You are so close to Airdrie's amenities that you can walk. Run, don't walk, to see this home today.