



GRASSROOTS
REALTY GROUP

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240 Big Hill Circle SE
Airdrie, Alberta

MLS # A2314193



\$344,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,368 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: Freezer

NO Condo Fees | NO Pad Fees | NO HOA Fees — Own Your Home, Own Your Land! Welcome to affordable home ownership in one of Airdrie's most convenient locations. Enjoy the freedom of owning your own home and land with no monthly condo, pad, or HOA fees to worry about. This well-maintained home offers 1,367 sq. ft. of developed living space, including the bright four-season sunroom with new flooring, plus an additional 427 sq. ft. in the basement featuring storage, utility space, and endless possibilities for a workshop, hobby room, home theatre, fitness area, or future entertainment space. The heart of the home is the beautifully updated kitchen, showcasing crisp white cabinetry, stone countertops, a gas stove, and plenty of prep and storage space. Fresh paint and pride of ownership shine throughout, creating a move-in-ready home you'll be proud to call your own. The spacious front living room is filled with natural light. At the same time, the functional layout offers 3 bedrooms and an updated 4-piece bathroom, making it an excellent fit for families, downsizers, or first-time buyers seeking space, comfort, and value. Step outside to enjoy the sunny deck—perfect for morning coffee, summer BBQs, and entertaining family and friends. The fully fenced backyard backs onto green space and includes garden sheds for convenient seasonal storage. Ideally located close to schools, shopping, and restaurants, you'll love the walkable lifestyle and easy access to everyday amenities. Move-in ready. Quick possession available. Start your next chapter here.