



GRASSROOTS
REALTY GROUP

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36 Big Hill Way SE
Airdrie, Alberta

MLS # A2327569



\$365,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	922 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, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

This stunning 3-bedroom, 1-bath home offers stylish, move-in ready living on your own 4,000 sqft lot (no lot or pad fees, you OWN the land). This home must be seen in person to truly be appreciated! Be the FIRST to enjoy how every detail has been thoughtfully updated. The exterior features new WINDOWS, new SIDING, new SKIRTING, and a fully fenced backyard with a mature crab apple tree, lilac bushes and new deck railings on your large deck. The home has been completely drywalled and beautifully finished throughout with LUXURY VINYL PLANK flooring, modern recessed lighting, and an all-new kitchen complete with brand-new STAINLESS STEEL appliances, and QUARTZ countertops with peninsula seating! The spacious bathroom features LUXURY VINYL TILE flooring, floor-to-ceiling tiled tub/shower with large niche, built-in linen storage, brand-new stacked LG washer/dryer, and an oversized, solid wood DOUBLE vanity with a MARBLE countertop. The property includes a 13ft x 8ft storage shed and 2 car tandem parking on the driveway with the possibility to build a garage (subject to municipal approval and permitting). Located on a quiet street with no direct neighbours across from the home, you'll enjoy open views of the beautifully landscaped city-managed green-space and cemetery with overnight security. Beautiful walking paths beginning just steps from your door, while also being walking distance to schools, and the Genesis Place recreation centre. Super quick access to the QEII for an easy commute and just minutes from groceries, convenience stores and restaurants, what more could you ask for? This immaculate home is truly turnkey and ready for its next owner. Check out the 3D tour!

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