

220 Big Hill Place SE  
Airdrie, Alberta

MLS # A2281061



**\$424,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	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&mdash;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&mdash;perfect for pets&mdash;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&rsquo;s pathway system. Quick access to major routes makes commuting easy. This bright, clean, move-in-ready, low-maintenance property offers exceptional value&mdash;whether you're a

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