

232 Big Hill Circle SE
Airdrie, Alberta

MLS # A2335312



\$395,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, Private, Rectangular L		
Heating:	Forced Air, Natural Gas		
Floors:	Vinyl Plank		
Roof:	Metal		
Basement:	None		
Exterior:	Vinyl Siding		
Foundation:	Piling(s)		
Features:	Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	DC-16-C		
Utilities:	-		

Inclusions: None

Featuring an updated, modern, and spacious design, this impeccably maintained home offers over 924 square feet of light-filled living area positioned right across from a tranquil green space. Designed with an open-concept layout, the home immediately welcomes you into a bright and airy atmosphere where warm luxury vinyl plank flooring connects the main living spaces seamlessly. At the heart of the home, the stylish kitchen serves as both a functional workspace and an inviting gathering spot. Anchored by a central island, it showcases sleek new quartz countertops, a premium stone sink, and custom hickory and maple veneer details paired with solid maple floating shelves and updated appliances. Adjacent to the kitchen, the dedicated dining area transitions effortlessly into the living room featuring an electric fireplace, making everyday living and entertaining an absolute breeze. The spacious primary suite includes ample built-in closet space with a custom solid spruce door, and integrated shelving for effortless organization. A generously sized second bedroom also with a custom solid spruce closet door offers excellent versatility for family, guests, or a home office. Nearby, the beautifully renovated bathroom continues the high-end feel with new quartz counters, a marble sink, a deep soaker tub, and durable stone composite vinyl plank flooring, all conveniently located near the laundry area. Beyond the main interior, the property features extensive infrastructure and cosmetic enhancements. Recent exterior updates include a new roof, siding, eavestroughs, and exterior doors installed in 2023, along with energy-efficient double-pane windows added between 2023 and 2024. Key mechanical systems have also been comprehensively refreshed, featuring updated plumbing, new electrical including panel, a tankless hot water heater, new subflooring,

refreshed interior framing, new, upgraded insulation and vapour barrier, and underbelly protection for maximum efficiency and peace of mind year-round. Outdoors, the expansive, fully fenced backyard creates a private sanctuary for relaxation and entertainment, backing directly onto another stretch of tranquil green space for a peaceful backdrop and exceptional privacy. Vehicle enthusiasts and hobbyists will appreciate the single detached garage—easily accommodating larger trucks with room for extra storage—complemented by additional driveway parking. Packed with contemporary upgrades from top to bottom, this turnkey home perfectly balances modern style, structural integrity, and outdoor living. Ideally situated in a family-friendly neighbourhood, this home puts top-tier amenities right at your doorstep. Enjoy active living steps from Genesis Place Recreation Centre, East Lake Regional Park, and Bert Church High School, with local shopping and dining minutes away. Book Your Showing Today!