

36 Big Hill Way SE
Airdrie, Alberta

MLS # A2342080



\$345,000

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

Completely renovated 3-bedroom 1-bathroom home on your own 4,000 sqft lot. Updated inside and out, this turnkey home features new windows, siding and skirting, a fully fenced backyard, large deck, mature crab apple tree and lilacs and a 13' x 8' storage shed. Inside, enjoy completely new drywall, luxury vinyl plank flooring, recessed lighting and a beautiful new kitchen with stainless steel appliances, quartz countertops and peninsula seating. The spacious bathroom features luxury vinyl tile, a floor-to-ceiling tiled tub/shower with niche, built-in linen storage, brand-new stacked LG washer/dryer and a solid-wood double vanity with marble countertop. Tandem parking for 2 vehicles with potential for a garage (subject to approval and permitting). Located on a quiet street with no direct neighbours across from the home, you'll enjoy the city-managed green space and trails as well as the overnight security at the cemetery. Schools and Genesis Place are nearby, with quick QEII access and minutes to groceries, restaurants and everyday amenities. Immaculate, move-in ready and truly turnkey. Check out the 3D tour!