

**106 Springs Place SE**  
**Airdrie, Alberta**

**MLS # A2285132**



# \$595,000

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Laminate Counters, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Natural Gas BBQ		

Welcome to this beautifully updated bi-level tucked into the quiet, mature community of Big Springs &mdash; where tree-lined streets, walking paths, and everyday convenience come together. Built in 2001 and FULLY modernized, this turnkey home offers smart upgrades, incredible flexibility, and a layout that truly works for today's lifestyle. Whether you're a first-time buyer, downsizer seeking main-level living, or a growing family needing space to adapt, this home delivers. Brand new windows (2023) flood the interior with natural light, highlighting the new countertops (2023) and updated appliances (2024). Stay cool all summer with central A/C, while ceiling fans throughout the upper level &mdash; including the family room &mdash; keep air flowing comfortably year-round. Major mechanical upgrades, including a rebuilt furnace, new hot water tank, and water softener (2025), provide peace of mind for years to come. The exterior has also been refreshed with a new roof and vinyl siding completed within the last five years. Step through the new French doors to your back deck and enjoy evenings around the included natural gas BBQ. The gazebo on a cement pad creates the perfect setting for entertaining friends and family. Downstairs, the fully finished walkout basement with 9-foot ceilings and oversized windows feels bright and welcoming &mdash; not like a typical basement. Featuring a spacious bedroom and a versatile flex room complete with a plumbed-in sink and floor drain, this level is ideal for a home-based salon or esthetician studio, additional bedroom, office, or private space for teens or extended family. With R1 zoning allowing for home business, childcare, or discretionary B&B potential, the opportunities here are exceptional. A heated, finished garage adds comfort and practicality year-round. Walk to elementary, middle, and high schools with ease.

Restaurants, grocery stores, and retail are just a couple of kilometres away. Enjoy nearby walking paths and an off-leash dog park only blocks from home, and stay active at the Genesis Centre just minutes away. This is more than a house — it's a flexible, future-ready home in a welcoming community where convenience and comfort meet.