

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

**MLS # A2285132**



**\$565,000**

<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		

Boutique Living in Big Springs | Turnkey, Flexible & Future-Ready\*\*\* Welcome to Big Springs in Airdrie &mdash; a mature, tree-lined community where walking paths, established schools, and everyday convenience create the kind of lifestyle buyers are searching for. Built in 2001 and fully modernized, this beautifully updated bi-level offers the flexibility today&rsquo;s homeowners need &mdash; whether you&rsquo;re upsizing for a growing family, welcoming teens who want their own space, running a home-based business, or simplifying into comfortable main-level living as you plan your next chapter. From the moment you step inside, natural light pours through brand-new windows (2023), highlighting updated countertops (2023) and sleek appliances (2024). The main level feels fresh, bright, and functional &mdash; ideal for both everyday life and hosting family gatherings. Central A/C keeps you cool through Alberta&rsquo;s warm summer months, while ceiling fans throughout the upper level add comfort year-round. Major mechanical updates &mdash; including a rebuilt furnace, new hot water tank, and water softener (2025) &mdash; offer long-term peace of mind. The roof and vinyl siding have also been replaced within the last five years, ensuring the exterior matches the care and quality found inside. Step through new French doors onto your private back deck and enjoy evenings around the natural gas BBQ. The gazebo, set on a cement pad, creates a defined entertaining space perfect for summer dinners, birthday celebrations, or quiet mornings with coffee. The fully finished walkup basement truly sets this home apart. With 9-foot ceilings and oversized windows, the lower level feels bright and welcoming &mdash; not like a typical basement. A spacious bedroom plus a versatile flex room (complete with plumbed-in sink and floor drain) opens the door to

endless possibilities: home-based salon or esthetician studio, private office, additional bedroom, teen retreat, or extended family living. Zoned R1, this property allows for approved home-based business, childcare, or discretionary B&B potential &mdash; a rare opportunity for buyers seeking both lifestyle and income flexibility. A heated, finished garage adds comfort and practicality during Alberta winters. Location matters &mdash; and here, you can walk to elementary, middle, and high schools. Grocery stores, restaurants, and retail are just minutes away. Enjoy nearby walking paths and an off-leash dog park only blocks from home, plus easy access to the Genesis Centre for fitness and recreation. This isn't just a move-in-ready home &mdash; it's a flexible, thoughtfully upgraded property designed to adapt with you, whether you're growing, hosting, working from home, or simply enjoying the next season of life. Call your favourite Realtor and book your Private Showing Today!