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310 Springs Place SE
Airdrie, Alberta

MLS # A2339506



$649,900

Division:	Big Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, DryerAll Window coverings: Blinds and curtains7 Person Hot TubLarge Shed in Backyard

Welcome to a home that truly stands out for its exceptional setting, spacious layout, and incredible outdoor living. Nestled on a quiet cul-de-sac and backing directly onto a field, this beautifully maintained 1,860 sq. ft., 3-bedroom, 2.5-bathroom home offers the privacy and peacefulness that is becoming increasingly hard to find. From the moment you step inside, you’re greeted by a beautiful curved staircase and tile flooring that flows seamlessly through to the kitchen, creating a warm and inviting first impression. The kitchen features newer appliances, while the comfortable living area offers a gas fireplace, creating a warm and inviting space to gather with family and friends. The generously sized bedrooms provide plenty of space for family, guests, and everyday living. The primary bedroom features a full ensuite and spacious closet, creating a comfortable private retreat. Additional updates include a newer furnace and hot water tank, offering added peace of mind for the next owners. Outside is where this property truly shines. Situated on a large pie-shaped lot, the beautifully landscaped yard offers an abundance of space to relax, entertain, and enjoy the outdoors. The impressive three-tier composite deck provides multiple levels for dining, entertaining, relaxing, and taking in the peaceful surroundings. The deck also features a gas hookup, making outdoor entertaining and summer BBQs even more convenient. A brand-new, maintenance-free railing adds a fresh, modern finishing touch. Mature apple and cherry trees add charm and character to the yard, while the hot tub creates the perfect place to unwind at the end of the day. With no neighbours behind you, you’ll enjoy unobstructed views and a wonderful sense of privacy. The home includes a convenient laundry chute, adding an extra touch of functionality to everyday living. The deck also offers

fantastic views for enjoying fireworks on July 1st and New Year’s Eve right from the comfort of your own home — perfect for creating memorable moments with family and friends. The exterior features Hardie Board siding for lasting curb appeal, along with Gemstone lighting on both the front and back of the home, adding beautiful ambiance and making the property shine year-round. Families will love the location, with all levels of schools within walking distance, meaning no school buses are required. Combined with the quiet cul-de-sac, spacious pie-shaped lot, beautifully landscaped yard, mature trees, and open space behind, this home offers an exceptional combination of comfort, privacy, and convenience. A home like this is about more than square footage — it’s about the lifestyle. Enjoy your morning coffee on your deck, summer entertaining with the convenience of the gas hookup, relaxing in the hot tub, and gathering with family and friends to enjoy fireworks from your own backyard. This is a home you’ll be proud to call your own.

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