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104 Springs Place SE
Airdrie, Alberta

MLS # A2341315



$575,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,329 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Telus home security system, window sensors, door sensor, hallway motion sensor. Camera's at the front door, driveway and backyard. Patio set.

Welcome to this beautifully updated family home tucked into a QUIET CUL-DE-SAC with a WEST-FACING BACKYARD and an outstanding location within walking distance to R.J. Hawkey Elementary School, parks, playgrounds and the outdoor rink! Meadowbrook School, Big Springs Off-Leash Park and an abundance of shopping, services and grocery options along Yankee Valley Boulevard are also just minutes away. Offering 4 BEDROOMS and OVER 2,400 SQ. FT. OF DEVELOPED LIVING SPACE, this move-in-ready home has benefited from an impressive collection of updates. Over the past four years these include FRESH INTERIOR PAINT, main-floor LUXURY VINYL PLANK FLOORING, UPDATED upper 4-piece bathroom, RENOVATED lower 4-piece bathroom, NEW WASHER AND DRYER, plus a NEW REFRIGERATOR, DISHWASHER, KITCHEN SINK and FAUCET. MECHANICAL IMPROVEMENTS include a NEW FURNACE BLOWER MOTOR, COPPER LINES at the hot water tank and NEW DRIP HUMIDIFIER Enter into the dramatic OPEN-TO-ABOVE FOYER with convenient access to the OVERSIZED AND HEATED DOUBLE ATTACHED GARAGE. Step up into the bright, open-concept main floor featuring 9' CEILINGS, LVP flooring and BRUSHED BRONZE LIGHTING. The front dining area is wrapped in windows and flows seamlessly into the entertainment-style kitchen offering an abundance of cabinetry and counter space, pantry and a transom window overlooking the rear living room. Designed with families in mind, the spacious lifestyle room is anchored by a GAS FIREPLACE and provides direct access to the sunny WEST-FACING BACKYARD—perfect for enjoying afternoon and evening sun. The bedroom wing offers THREE MAIN FLOOR BEDROOMS and a 4-piece bathroom, including the rear primary retreat

complete with a WALK-IN CLOSET and private 3-piece ensuite. Prepare to be impressed by the FULLY DEVELOPED LOWER LEVEL offering just under 1,200 SQ. FT. of additional development and storage. A massive recreation room provides plenty of space for movie nights, games and entertaining, while a separate flex room is ideal for a HOME OFFICE or GYM. A generous fourth bedroom offers the potential to expand into the adjoining storage area and is conveniently located near the RENOVATED 4-PIECE BATHROOM. A dedicated laundry room, central utility room and extensive storage complete this exceptionally functional level. Combining a quiet CUL-DE-SAC LOCATION, WEST-FACING BACKYARD oversized double garage, 4 bedrooms, extensive recent improvements and exceptional proximity to schools, parks and everyday amenities, this is an outstanding opportunity for families looking for the perfect combination of HOME, LOCATION AND COMMUNITY!

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