



**125 Big Springs Drive SE
Airdrie, Alberta**

MLS # A2288324



\$425,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-16-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: n/a

Welcome to this charming and well maintained single family home in the established community of Big Springs in Airdrie. Situated on a generously sized lot with a sunny south facing backyard, this property offers incredible value and functionality for first time buyers, downsizers, or investors. The home features three bedrooms, with two located on the main level and one in the fully redone basement completed in 2022, creating flexible space for guests, a home office, or growing families. The upstairs bedrooms had new flooring installed in November 2025, adding a fresh and updated feel. The bright south facing backyard is a standout feature, complete with a large shed and workshop space that is perfect for hobbies, storage, or weekend projects. The deck was reinforced last summer and finished with brand new carpet, creating a comfortable outdoor space to relax or entertain. The deck roof was redone approximately seven years ago, and the sunroom features a durable Tough Tex roof system for added protection and longevity. Major updates have already been taken care of, including windows replaced in 2015, furnace upgrades around 2019, sump pump installation in 2021 to 2022, and the main house roof completed approximately seven to ten years ago. The front exterior showcases durable Hardie board siding, and the dishwasher was replaced in 2025. With its large lot, sunny exposure, and numerous improvements already completed, this home presents a fantastic opportunity to own a detached property in a mature neighbourhood close to schools, parks, and everyday amenities. SOME PHOTOS ARE VIRTUALLY STAGED