



GRASSROOTS
REALTY GROUP

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1329 Prairie Springs Park SW
Airdrie, Alberta

MLS # A2218825



\$719,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hot Tub/ As Is

Located in the highly sought-after community of Prairie Springs, discover the perfect blend of elegance, comfort, and location at 1329 Prairie Springs Park—an exceptional walkout home designed to exceed expectations. Thoughtfully positioned with a south-facing backyard that backs onto a serene green space and playground, this residence offers both privacy and stunning natural views. Step inside to experience a sophisticated open-concept layout featuring a chef-inspired kitchen with granite countertops and a large island. The main living and dining areas are warm and inviting, anchored by a charming gas fireplace and ideal for both relaxing evenings and lively gatherings. A dedicated office on the main floor provides a quiet space for productivity with lots of natural light, while the expansive deck invites you to entertain or unwind while overlooking the lush landscape. The upper level hosts three generously sized bedrooms, including a spacious primary retreat with a spa-like ensuite and a walk-in closet. The fully developed lower level enhances the home’s versatility with a fourth bedroom, full bathroom, and a sprawling recreation area—perfect for movie nights or extended family stays. Outdoor living is elevated by a private area prepped with a hot tub and direct access to the green space, effectively extending your backyard oasis. This home combines peaceful suburban charm with the convenience of nearby schools, shopping, and major transportation routes. Offering both functional design and refined style, this property is a rare opportunity for families seeking a place to truly call home.