



GRASSROOTS
REALTY GROUP

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1179 Prairie Springs Hill SW
Airdrie, Alberta

MLS # A2229606



\$599,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage		

Inclusions:	N/A
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Discover Your Perfect Family Home! North Facing and Nestled on a peaceful street in the esteemed Prairie Springs community, this wonderful 3-bedroom + Main Level office + 2.5-bath home is ready to embrace your family. With double doors from the back asphalt alley gives you the option for RV parking. Just a quick 2-minute drive you'll find Windsong Heights School (K to Grade 8), and W.H. Croxford High School (Grade 9 to Grade 12) Step inside and feel the inviting atmosphere of maple hardwood floors that grace the spacious main floor, seamlessly connecting the open-concept kitchen, dining room, and family room. The kitchen shines with pristine maple cabinetry, sparkling stainless-steel appliances, and a roomy corner pantry. The cozy living room with its central fireplace and mantle offers a lovely view of the backyard. Head upstairs to unveil three generously sized bedrooms and two full baths. The master suite stands as a true retreat, including a lavish 5-piece ensuite with his and her sinks, an inviting corner tub, and a separate shower. Complete with an expansive walk-in closet, it's ready to cater to your wardrobe collection. The front garage's strategic placement creates more room inside for your comfort. And don't forget the untouched basement, full of potential and ready for your personal touch. This is more than just a house; it's an opportunity to create lasting memories and establish your own sanctuary. Welcome to a remarkable home that eagerly awaits your presence.