



**2937 Prairie Springs Grove SW
Airdrie, Alberta**

MLS # A2286393



\$599,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, On Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

YOUR CHANCE TO ACCESS AIRDRIE DETACHED CORNER LOT FOR UNDER \$600,000! | Set on a prominent corner lot in the established community of Prairie Springs, this fully developed two-storey offers the space, layout, and versatility for growing families! With ~2,400 sqft of total living space designed to function as beautifully as it feels, featuring 4 total bedrooms, 3.5 bathrooms and a fully developed basement. The double front attached garage, double-car driveway, and additional RV parking pad in the backyard create rare flexibility for multi-vehicle households, recreational storage, or future utility needs. Corner lots also mean more breathing room, additional street parking, and enhanced curb appeal. Inside, the main floor unfolds in a warm and welcoming open-concept design. Rich hardwood flooring leads into a kitchen that is both practical and polished, featuring granite countertops, ample prep space, and seamless flow into the dining area and quick access onto the back deck. The spacious living room is anchored by a cozy fireplace & an inviting focal point for quiet evenings or lively gatherings. Whether hosting gatherings or managing weekday routines, the layout supports real life family needs. Large windows invite natural light throughout, while the connection to the backyard deck extends your living space outdoors. The deck is ideal for summer entertaining, morning coffee rituals, or simply unwinding after a long day. Garden beds provide an opportunity to cultivate vegetables, herbs, or seasonal colour & adding personality and purpose to the yard. That's not all & right behind the yard is a community walking path leading to a playground, perfect for walking the dog and for kids to explore! Upstairs, three bedrooms create a comfortable retreat for the family. The primary suite offers privacy and convenience with its own ensuite, while

the additional bedrooms are thoughtfully sized for children, guests, or home office flexibility. Carpet upstairs adds comfort underfoot, balanced by durable ceramic tile in high-traffic areas. The fully developed basement meaningfully expands the home's functionality. A fourth bedroom, full bathroom, and generous recreation room / movie room creates endless options — whether as a teenager's retreat, guest quarters, home gym, media lounge, or play space. This lower level ensures the home adapts as your family's needs evolve. What sets this property apart is its balance: open yet defined spaces, indoor-outdoor flow, storage and parking flexibility, and a location within the established south-Airdrie neighbourhood Prairie Springs that remains popular for its family-oriented atmosphere and accessibility. Quick access onto Highway 2 provides commute to Calgary within minutes. Book your showing today, and see all this home has to offer! Rare corner lot with RV parking!