



**1306 Prairie Springs Park SW
Airdrie, Alberta**

MLS # A2288784



\$642,500

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,633 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Step inside to a home that immediately feels inviting and thoughtfully finished. Designed for both comfort and everyday living, the space features luxury vinyl plank flooring and plush carpet throughout, paired with timeless granite countertops, Hunter Douglas blinds, and a cozy gas fireplace that anchors the main living area and sets the tone for the home. The kitchen is designed for ease with central vacuum and island kick, while main floor laundry adds everyday convenience. The fully developed basement expands your living space, perfect for movie nights, guests, or a home gym. Comfort and care shine throughout: air conditioning, new hot water tank (2022), new stove (2022), and furnaces that are professionally cleaned regularly with carpets cleaned annually. Storage is abundant with extra attic storage in the garage, plus a VacuFlo system. Step outside and you’ll find a backyard built for all seasons. Enjoy summer evenings on the two-tiered deck with cedar pergola and privacy shades, composite board landings, a propane rough-in for a fire pit on the lower patio, outdoor hot water bib, and hanging plant irrigation. There’s a shed, covered outdoor bicycle storage, and an extended driveway completed in 2024—perfect for extra parking or toys. This is more than a house—it’s a home that’s been loved, upgraded, and meticulously maintained. This beautifully maintained property offers the rare combination of a double attached garage complete with attic storage with a drop-down ladder plus a separate heated, fully finished single detached garage/shop—complete with electrical sub panel, more attic storage, alley access, and even a built-in basketball net on the concrete apron. Whether you’re dreaming of the ultimate man cave, workshop, or hobby space, this 200 sq ft heated shop (built in

2014) delivers. A rare opportunity in one of Airdrie's most sought-after communities.