



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2905 Prairie Springs Grove SW
Airdrie, Alberta**

MLS # A2293268



\$729,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Rectangular		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: 1 Garage Remote; Underground Sprinkler in Back (as-is), Basement Fridge, Basement Dishwasher,

****OPEN HOUSE March 28 - 1 pm to 3 pm**** Welcome to this exceptional two-storey home in the highly desirable community of Prairie Springs in Airdrie, offering over 3,200 square feet of beautifully designed living space and a location that is truly hard to beat. Perfectly positioned on a corner lot with green space on two sides and a playground just behind, this home enjoys an abundance of natural light thanks to additional windows and the privacy of having no neighbours directly behind or beside you. Walking paths and scenic parkways are just steps away, inviting you to explore the outdoors right from your doorstep. The main floor is bright, open, and welcoming, featuring warm hardwood floors, rich-toned cabinetry, and a thoughtfully designed layout ideal for both everyday living and entertaining. The kitchen offers a walk-through pantry, generous workspace, and flows effortlessly into the spacious dining area and inviting living room, complete with a cozy fireplace. Just off the garage, a large and unique mudroom provides the perfect drop zone for busy households. Step outside onto the upper deck overlooking the beautifully manicured, fenced yard, complete with a shed and a covered lower patio — perfect for summer evenings or weekend gatherings. Upstairs, you’ll find three spacious bedrooms, including an oversized primary retreat featuring a charming reading nook and a private balcony — ideal for morning coffee or an evening glass of wine. The luxurious ensuite includes a waterfall soaker tub, separate shower, and walk-in closet. The additional bedrooms are versatile for children, guests, or home office space. Convenience continues with an upper-floor laundry room equipped with full-size machines and hanging space. The fully finished walk-out basement expands your living options even further. It features a large

recreation room with plenty of space for movie nights, games, or a work-from-home setup, along with a bedroom, kitchenette area (illegal suite), storage, and a renovated 3-piece bathroom. A second laundry area with newer stackable machines adds flexibility for multi-generational living or guests. Surrounded by mature trees, green space, and plenty of street parking for visiting friends and family, this home combines space, privacy, and lifestyle in one of Airdrie's most loved neighbourhoods.