



**2798 Prairie Springs Green SW  
Airdrie, Alberta**

**MLS # A2298553**



**\$679,900**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,109 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Main floor furniture negotiable

Come home to your dream house in the heart of Airdrie's sought-after Prairie Springs community! Situated on a large lot and backing onto an incredible school green space, this beautifully designed two-story walkout house offers the perfect blend of modern elegance and functionality. Step inside to an inviting open-concept main floor, anchored by a spacious living area with a cozy gas fireplace. The kitchen is ideal for both family life and entertaining, featuring a large granite island, ample cabinetry, a pantry and seamless flow to the spacious living, dining and office spaces. Upstairs, retreat to the primary bedroom, complete with a generously sized walk-in closet and 5-piece ensuite with two vanities. The second floor also features two additional bedrooms, a four-piece bathroom and a bright, south-facing bonus room perfect for lounging or playtime. The natural light-filled walkout basement is an entertainer's delight with a dedicated movie room featuring built-in surround sound. Two of the 5 bedrooms in the home are in the basement, perfect for any overnight guests. Step outside to a fully fenced private backyard with a stone patio and mature trees. Located at walking distance from schools (Windsong Heights 0-9, W.H. Croxford 9-12), playgrounds, Chinook Winds Park, shopping, and with easy access to Calgary via 40th Avenue onto Highway 2, this home delivers convenience without compromise. Enjoy peace of mind with major upgrades, including a new furnace (2026), air conditioning (2023), and a hot water tank (2023). Don't miss your chance to call this gem your home!