



**113 Prairie Springs Crescent SW
Airdrie, Alberta**

MLS # A2302138



\$640,000

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome to over 3,000 square feet of developed living space inside a quiet community in Airdrie. Out front you'll immediately notice the extra stonework on this home, giving it great curb appeal. Don't forget the UNDERGROUND SPRINKLER SYSTEM as well. Moving inside you'll come into the open main level, with just the right amount of separation between spaces. The kitchen features a ton of cabinet space, a large island, and a Walk-Through Pantry. The gas fireplace perfectly separates the dining & living rooms, both of which are great size for all your family furniture. Completing the main level you have a large mud room & Laundry area. Moving upstairs you'll come to the Central Bonus Room. Towards the back of the home you'll come to the large master bedroom that easily fits your king bed and other furniture. The master is complete with a walk-in closet and 5 Piece En-Suite Bathroom with a MASSIVE SHOWER. Both secondary bedrooms at the front of the house are both great size for kids, guests, or office space. Completing the upper level is a 4-piece main bathroom. Moving downstairs you'll come to the huge basement rec room. Plenty of space for anything you want down here! Also in the basement is the large 13' x 15' bedroom, and another full bathroom. Now moving outside... Here you'll find a tiered deck with COMPOSITE DECKING & Aluminum Railings, lot of mature tree around giving you plenty of summertime privacy, a storage shed, and plenty of grass space for kids or dogs. Book your showing today!