



**1302 Prairie Springs Park SW
Airdrie, Alberta**

MLS # A2144855



\$700,000

Division:	Prairie Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Air Conditioner, Bar Fridge (Basement), Small Bookshelf (Laundry Room), Convection Oven, Dishwasher, Dryer, garage controls and opener, Microwave, Microwave Hood Fan, Metal Shelves x2 (Laundry Room), Shed, Up-right Freezer (Laundry Room), Underground Sprinkler System, Washer, Water-Softener, Window coverings (All), Wood Shelves (Storage Room)

OPEN HOUSE Sunday July 14, 2024 - 2pm-4:30 pm. Nestled in the tranquil Prairie Springs community of Airdrie, Alberta, this STUNNING TURNKEY BUNGALOW awaits. Boasting a South-facing orientation, this home offers a serene setting with easy access to walking paths, schools, playgrounds, parks, and nearby amenities. The main floor features two spacious bedrooms, including a primary bedroom with a walk-in closet and full ensuite. A half bath serves guests conveniently. Revel in the elegance of HARDWOOD FLOORS, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES in the kitchen, complemented by a spacious pantry, separate dining area and the convenience of a CONVECTION OVEN. Additional highlights include Air Conditioning, Central Vacuum, skylights in the kitchen for natural light, a water softener, a beverage fridge and a stand-up freezer in the basement. The fully finished lower level offers a comfortable family room, two more generous bedrooms, a 4 piece bathroom, a storage room, and a large utility room with laundry facilities. Meticulously maintained by the original owners, this home exudes pride of ownership. Outside, the fully fenced backyard is beautifully landscaped with mature trees and shrubs, featuring UNDERGROUND SPRINKLERS and a sizable deck perfect for enjoying your morning coffee or evening bird watching. Don't miss this rare opportunity to own a home of such quality and care. Schedule your viewing today!