



**917 Prairie Springs Drive SW
Airdrie, Alberta**

MLS # A2151312



\$580,000

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: ceiling fan, 3 electronic door locks, hot tub, large shed, rain barrel

NEW CARPET | FRESHLY PAINTED | NO MAINTENANCE BACKYARD | DOUBLE DETACHED GARAGE | SOUTH-FACING PATIO | HOT TUB This wonderful 3-bedroom home in Prairie Springs is designed with a functional open floor plan, ensuring no space is wasted. Step inside from the inviting front porch to bright, welcoming living spaces. The spacious living room boasts 9' ceilings and a cozy gas fireplace, perfect for those cooler evenings. The sleek, modern kitchen features maple cabinets, plenty of cupboard and counter space, a long kitchen island, and a large pantry. The bright dining area overlooks the low-maintenance backyard, ideal for enjoying your meals in a relaxed setting. A 2-piece bathroom and a back door entry/mudroom with a closet complete the main level. Upstairs, you'll find the primary bedroom with a 4-piece ensuite and a generous walk-in closet, along with two additional bedrooms and a main 4-piece bathroom. The stairs and upper hall have been newly carpeted, and the entire home has been freshly painted. The partly developed basement offers a spacious family room and an exercise area with lots of storage, providing flexibility and additional living space. Outside, the good-sized lot includes a large insulated double detached garage with plenty of space next to it for storage (approx 15' wide x 20' long), and a beautifully landscaped, artificial grass backyard with a south-facing patio. For added relaxation, enjoy the hot tub, making this backyard a perfect retreat. Located in a friendly community close to Chinook Winds Park and W.H. Croxford High School, this home is ready for you to move in and enjoy! You may see a virtual tour of this home by clicking the 3D tour icon.