



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2159469**



**\$725,000**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** solar panel system, central air conditioning

With nearly 3000 sq. ft. of developed space, this amazing family home is ideal for a growing family. Located close to schools, shopping & restaurants, Prairie Springs is a desirable family area. This home is ideally located backing onto a park & greenspace. Open concept kitchen & living space. The dining space is partially open to the living room with ample natural light flowing through. The Kitchen features a large island with eating bar, granite counters and stainless steel appliances. The home is freshly painted interior including kitchen cabinets. The main living space features a gas fireplace and hardwood floors as well as the main floor laundry. Upstairs find a generous sized bonus room, 2 secondary bedrooms & a large primary suite w/5 ensuite featuring a separate corner tub, shower & water closet, as well as 2 sinks. The fully finished basement features 2 bedrooms, family room space & 3 pc bath w/custom shower. Other features include FULLY FINISHED HEATED GARAGE, CENTRAL AIR CONDITIONING & a SOLAR PANEL SYSTEM!! Book your viewing today!