



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

**MLS # A2161317**



**\$599,900**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Faces Rear, Off Street, RV Access/Par		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landsc		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** Large steel cabinet in garage, leather couch in basement, large work table in basement, freezer in laundry room. \*NEGOTIABLE: Hottub, Garden boxes, Ikea Boards (15 grey MDF boards)\* \*See agent remarks\*

**TIPLE DETACHED GARAGE + ALL SEASON SUNROOM!!!** Welcome to 979 Prairie Springs Drive, where thoughtful design meets meticulous care in a home that’s perfect for both entertaining and gardening enthusiasts. Located in a friendly, well-established neighbourhood, this home offers easy access to parks, schools, shopping, and dining, making it an ideal spot for convenient living. Outside, you’ll find a triple garage with RV access space, offering ample room for all your vehicles and recreational gear. The low-maintenance landscape is beautifully updated with new front yard landscaping and new exterior pathways on both sides of the house, complete with an additional side gate. Plus, a new gas line for a BBQ makes outdoor gatherings easy and enjoyable. Step inside to discover an array of upgrades that elevate the living experience. The all-season sunroom, featuring a cozy fireplace, provides a perfect retreat no matter the weather. The kitchen is a chef’s delight, boasting new granite countertops, a farmhouse sink, and a brand-new fridge and stove. Fresh paint throughout, along with new flooring in the front entrance, kitchen, and main and primary bathrooms, brings a polished feel to every room. The primary ensuite has been transformed into a spa-like haven with a new shower featuring a foldable seat, as well as a new sink and toilet. New lighting fixtures in the kitchen and dining area add a warm, welcoming glow. The partially finished basement offers endless possibilities, with large windows that flood the space with natural light and a bathroom that’s partially set up for upgrades. Whether you envision a home theater, a gym, or an additional living area, this space is ready to be tailored to your needs. Don’t miss out on the opportunity to own this move in ready home in Prairie Springs! Call your realtor

today!