



**GRASSROOTS**  
REALTY GROUP

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## 9 Prairie Springs Close SW Airdrie, Alberta

**MLS # A2207440**



# \$659,500

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Pristine family home with gardener's oasis in backyard. This spacious, smoke-free home is perfect for a growing family and hosting family gatherings with entertainment areas on the first and second floors as well as in the backyard. The home has upgrades throughout including; new air conditioning (2024), newer silent dishwasher, clothes washer and dryer (all 2023) added cabinets in the kitchen, laundry room and Master ensuite bath. The open-plan main floor has solid hardwood floors and Italian porcelain tile that is soft on feet. Off the kitchen is a maintenance-free deck that leads to the barbeque for grilling year-round. Step off the deck into a professionally landscaped garden oasis with a custom sunken patio usable for year-round entertaining. The patio is surrounded by four fruit trees, a large garden storage building, a huge perennial bed, and multiple herb and vegetable raised garden boxes. No shortage of water for the garden trees and plants as all the rainwater is collected from the house roof in an efficient system leading to nine rain barrels. The front driveway was widened to accommodate RV storage, and it leads to the insulated and finished double car garage. Situated on a peaceful cul de sac, there is no through traffic and the neighborhood kids are safe to play outside with reliable neighbors close by. Close to three schools, both public and Catholic, as well as the extensive recreation facilities of Chinook Winds Park, the new southwest recreation centre (currently under construction), and an easy 15-minute commute to north Calgary. This exceptional property is your new, tranquil, worry-free sanctuary.