



GRASSROOTS
REALTY GROUP

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178 Prairie Springs Crescent SW
Airdrie, Alberta

MLS # A2212317



\$714,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters		

Inclusions: Dishwasher in basement

WELCOME HOME Nestled in the PERFECT LOCATION! Backing onto the PARK & PLAYGROUND, this Gorgeous FULLY DEVELOPED & UPGRADED Family Home boasts nearly 2900ft over 3 levels. The main level showcases a Lovely Open Concept Design highlighted by 9' Ceilings, Luxury VINYL PLANK Flooring & Expansive Windows allowing Natural Light to cascade throughout. Ideal for everyday living & entertaining, the BRIGHT & SPACIOUS Living Room w/ cozy GAS FIREPLACE, Dining Room & Gourmet CHEF'S Kitchen featuring Upgraded Cabinetry & Appliances, Stone Counters, Central Island w/ Eat-Up Bar & Corner Pantry, all showcase the beautiful GREENSPACE & PARK VIEWS. Rounding off this level is a Den/Office (or 5th Bedroom) & Powder Room. Upstairs, your Private Master Retreat offers a Large Walk-In Closet & 5pc Ensuite complete with Double Vanity, Walk-In Shower & Oversized Corner TUB. A Huge BONUS/THEATRE ROOM, 2 Additional bedrooms, another full Bath & Laundry Room complete this level. Your Fully DEVELOPED Lower Level offers an abundance of Natural Light compliments of the Oversized Windows overlooking the GREENSPACE & features a Spacious Family Room w/ additional GAS FIREPLACE, WET BAR/Kitchenette, 4th Bedroom, Full Bath & Plenty of Storage Space! Step outside into your Fully Fenced & Landscaped Backyard, where you can sit back & Relax with your favorite drink on the Large Raised Deck & enjoy the Tranquil VIEWS, BBQ & entertain Friends & Family or head over to the PARK & stroll the Pathways right outside your back gate! This Lovely Home features many recent UPGRADES including A/C, HW tank, some newer appliances & more! Prairie Springs is a Vibrant Community, surrounded by Great Schools, Walking Paths & Beautiful Green Spaces,

YEAR-ROUND Outdoor Recreation & MORE, providing a prominent sense of Community, Livability & countless AMENITIES within walking distance! Simply MOVE IN & start making new memories with your Family in this Beautiful TURN-KEY Home!