\$659,500 - 9 Prairie Springs Close Sw, Airdrie

MLS® #A2207440

\$659,500

3 Bedroom, 3.00 Bathroom, 1,798 sqft Residential on 0.10 Acres

Prairie Springs, Airdrie, Alberta

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.

Built in 2007

Essential Information

MLS® # A2207440 Price \$659,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Full Baths 2 Half Baths 1

Square Footage 1,798
Acres 0.10
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 9 Prairie Springs Close Sw

Subdivision Prairie Springs

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0E4

Amenities

Parking Spaces 4

Parking Double Garage Attached, Parking Pad, RV Access/Parking

of Garages 2

Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Central

Air Conditioner

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Storage, Barbecue, Dog Run, Fire Pit, Garden

Lot Description Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 78

Zoning R1

Listing Details

Listing Office ComFree

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