

# \$694,900 - 9 Prairie Springs Close Sw, Airdrie

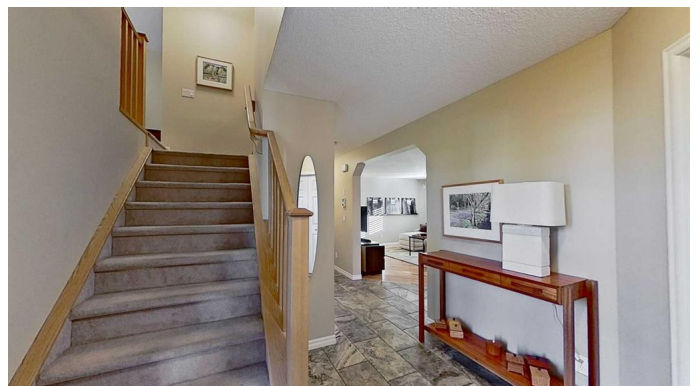
MLS® #A2207440

**\$694,900**

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	\$694,900
Bedrooms	3
Bathrooms	3.00
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	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator,

	Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Barbecue, Dog Run, Fire Pit, Garden, Private Yard, Storage
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	13
Zoning	R1

### **Listing Details**

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.