

**295 Prairie Springs Crescent SW
Airdrie, Alberta**

MLS # A2285859

\$539,900



Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Shed, Alarm No Contract, Plantar Boxes with Irrigation, Garage Heater, Murphy Bed, Pedestals for Washer and Dryer

This original-owner, meticulously maintained home is a rare gem, located in a phenomenal, vibrant family-friendly community surrounded by excellent schools. Just less than one block from Chinook Winds Regional Park, this home offers the perfect combination of comfort, style, and convenience. The open-plan main floor is flooded with natural light from the back of the home's wall of windows, highlighting hardwood throughout, an upgraded kitchen with full-height cabinetry, granite countertops, and stainless steel appliances, plus a cozy gas fireplace and Nestor thermostat for year-round comfort. Upstairs features 3 spacious bedrooms plus a bonus room, including a master suite with walk-in closet and a luxurious 5-piece ensuite. The backyard is beautifully landscaped, complete with planter boxes with irrigation and privacy screens, a non-slip Dura-Deck, lower patio, and shed for extra storage — ideal for outdoor gatherings and gardening. The home also boasts a dream heated garage, perfect for vehicles, projects, or extra storage. Additional updates include roof (2013), AC (8 years old), on-demand hot water (5 years ago), and furnace (5 years ago), all serviced annually. Families will appreciate the nearby Chinook Winds Regional Park, offering 55 acres of parkland, 2 km of paved pathways, 3 playgrounds, 8 baseball diamonds, 4 beach volleyball courts, a large skate park, a seasonal splash park, and even a toboggan hill in winter. Prairie Springs is a vibrant, family-friendly community, with great schools nearby and easy walking distance to Tequila and Tacos for family nights. This home is truly move-in ready and perfect for families. The house you want to call home. Open House Sat Feb 14th (2-4pm).