

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

**MLS # A2285859**



**\$539,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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).