

# \$779,900 - 2794 Prairie Springs Green Sw, Airdrie

MLS® #A2214463

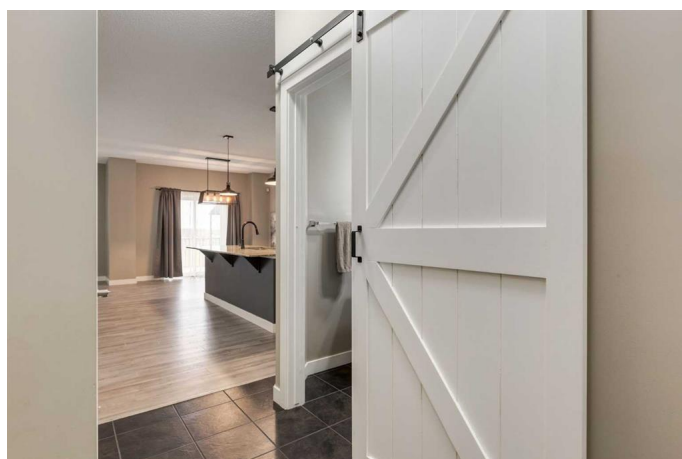
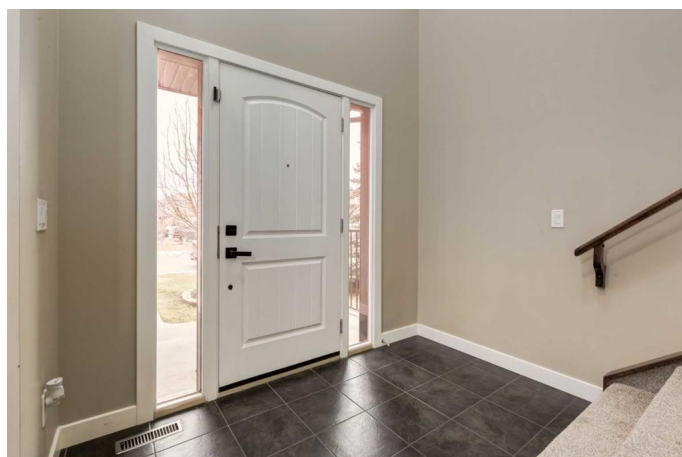
**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,116 sqft

Residential on 0.11 Acres

Prairie Springs, Airdrie, Alberta

This totally turnkey, 4 bed, 3.5 bath with almost 3000 of total sq ft 2 storey walkout is situated on a fantastic street within the sought after community of Prairie Springs. This move in ready, air-conditioned home exudes curb appeal in both the front and back yards and boasts custom concrete work including an extended driveway. This unbeatable location has great access in & out of the community & is less than a 5-min walk to the fantastic 55+ acre Chinook Winds Park which offers year-round fun with spray/skateboard parks, baseball diamonds, beach volleyball, toboggan hill, bike paths & more. It's close to all the amenities that desirable Airdrie has to offer including shopping, restaurants, schools and more. Your future home backs onto a green space with a walking path & access to W.H Croxford High School meaning youâ€™ll get to enjoy the exceptional yard to the fullest with no neighbours behind you. The open concept floor plan begins with a luxurious and welcoming tiled front foyer with a sweeping staircase and vaulted ceiling. The main floor layout seamlessly connects the office/flex room, living, dining and kitchen areas and provides an ideal space for entertaining and everyday relaxing in your space. The heart of this home is the gorgeous kitchen which features stainless steel appliances, granite countertops and a large island with breakfast bar, chefs will love creating delicious dishes here. The dining area has room for your large table and is the perfect space for hosting



dinner parties and holiday gatherings. The well-appointed, naturally bright living room boasts a gas FP with built-ins & shiplap feature wall. The massive TV is included! A convenient office/flex space, main floor ½ bath and rear mudroom with laundry area that leads to the heated double attached garage rounds off the main floors' offerings. Upstairs you will find a tranquil and ample sized primary retreat with a large walk-in closet and a spa-like 5 piece ensuite with dual vanities, large soaking tub and separate shower. Two additional spacious bedrooms, another 4-piece bath with soaker tub and a bonus room complete the upper level. The walk out basement is fully finished & features a separate entrance, it is not sealed off from the main floor meaning it is still one continuous family home that can be used as an illegal suite. You will find a great sized bedroom, open concept eat in-kitchen with stainless steel appliances, comfortably sized living room area and a 4 piece bath with full sized laundry machines on the lower level. A sliding door off the main floor living room leads to a seriously incredible, sunny backyard oasis with a spacious deck perfect for BBQs with a dedicated covered area for it. Stairs lead down to a concrete patio and the lower yard - which will be the envy of your friends - here you will find a firepit area, artificial grass, great sized storage shed, dog run and a gate to the green space and walking paths. Come have a look and make this house your home!

Built in 2011

### **Essential Information**

MLS® #	A2214463
Price	\$779,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2794 Prairie Springs Green Sw
Subdivision	Prairie Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0L9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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