

# \$734,900 - 178 Prairie Springs Crescent Sw, Airdrie

MLS® #A2212317

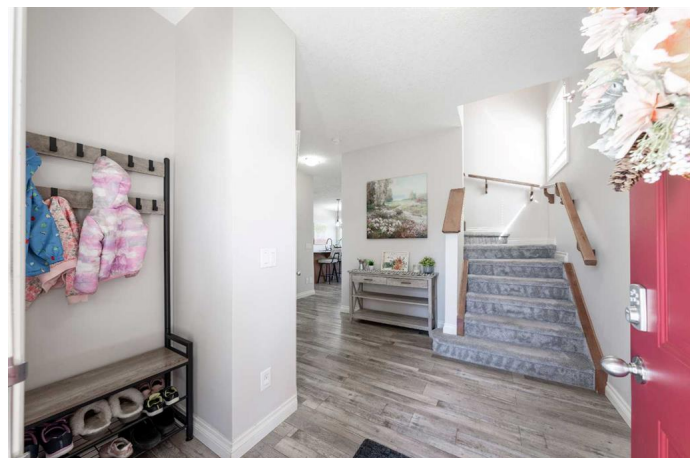
**\$734,900**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.09 Acres

Prairie Springs, Airdrie, Alberta

**\*\*\*WELCOME HOME\*\*\*** Nestled in the PERFECT LOCATION! Backing onto the PARK & PLAYGROUND, this Gorgeous FULLY DEVELOPED & UPGRADED Family Home boasts nearly 2900ft over 3 levels. The main level showcases a Lovely Open Concept Design highlighted by 9'™ Ceilings, Luxury VINYL PLANK Flooring & Expansive Windows allowing Natural Light to cascade throughout. Ideal for everyday living & entertaining, the BRIGHT & SPACIOUS Living Room w/ cozy GAS FIREPLACE, Dining Room & Gourmet CHEF™S Kitchen featuring Upgraded Cabinetry & Appliances, Stone Counters, Central Island w/ Eat-Up Bar & Corner Pantry, all showcase the beautiful GREENSPACE & PARK VIEWS. Rounding off this level is a Den/Office (or 5th Bedroom) & Powder Room. Upstairs, your Private Master Retreat offers a Large Walk-In Closet & 5pc Ensuite complete with Double Vanity, Walk-In Shower & Oversized Corner TUB. A Huge BONUS/THEATRE ROOM, 2 Additional bedrooms, another full Bath & Laundry Room complete this level. Your Fully DEVELOPED Lower Level offers an abundance of Natural Light compliments of the Oversized Windows overlooking the GREENSPACE & features a Spacious Family Room w/ additional GAS FIREPLACE, WET BAR/Kitchenette, 4th Bedroom, Full Bath & Plenty of Storage Space! Step outside into your Fully Fenced & Landscaped Backyard, where you can sit back & Relax with your favorite drink on the Large



Raised Deck & enjoy the Tranquil VIEWS,  
BBQ & entertain Friends & Family or head  
over to the PARK & stroll the Pathways right  
outside your back gate! This Lovely Home  
features many recent UPGRADES including  
A/C, HW tank, some newer appliances &  
more! Prairie Springs is a Vibrant Community,  
surrounded by Great Schools, Walking Paths  
& Beautiful Green Spaces, YEAR-ROUND  
Outdoor Recreation & MORE, providing a  
prominent sense of Community, Livability &  
countless AMENITIES within walking distance!

Simply MOVE IN & start making new  
memories with your Family in this Beautiful  
TURN-KEY Home!

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212317    |
| Price          | \$734,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,943       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 178 Prairie Springs Crescent Sw |
| Subdivision | Prairie Springs                 |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 0G1                         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 45            |
| Zoning         | R1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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