

## 14 Prairie Springs Cove SW Airdrie, Alberta

**MLS # A2254550**



**\$777,700**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Prairie Springs                   |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 2,707 sq.ft.                      | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                    |               |                   |

|                    |                                                                               |                   |    |
|--------------------|-------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                    | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks |                   |    |

**Inclusions:** NA

Welcome to 14 Prairie Springs Cove, an executive-style walkout that redefines family living with over 3,800 square feet of beautifully finished space. Nestled on a quiet cul-de-sac and backing onto green space with a park just steps away, this fully finished two-storey blends elegance, thoughtful design, and a lifestyle that balances everyday convenience with refined comfort. The heart of this home is the kitchen, a true chef's space designed for both functionality and style. Granite countertops, an oversized island with a striking island shadow detail, full-height cabinetry, and great sized pantry set the tone, while the open flow makes it the perfect gathering place. Anchoring the main floor is the dining area, more than just a place to eat, it's a true focal point of the home. Framed by a two-sided fireplace that connects to the living room, this space is where family meals, and conversations by the fire naturally come together. Surrounding built-ins add both beauty and practicality, elevating the sense of warmth and craftsmanship throughout the main floor. Upstairs, the home continues to impress. A vaulted bonus room creates a light-filled retreat, while just off the landing, the office transforms into something more — a library-style workspace with rich built-ins and a sense of character that makes it one of the most unique and inviting spaces in the home. The primary suite is a sanctuary, complete with a spacious walk-in closet and a spa-inspired ensuite featuring dual sinks, a soaker tub, and a luxurious steam shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level with balance and comfort. The fully developed walkout basement adds versatility to the home. A bright recreation area opens directly onto the backyard, and what is currently a workout room has been smartly designed with

theatre wiring, ready to become a family media space if desired. A fourth bedroom and full bathroom make it ideal for hosting guests, extended family, or giving older kids their own level of privacy. With plenty of storage throughout, this home is as practical as it is stylish. Outdoor living is just as compelling. A full-width upper deck provides a commanding view of the yard and green space beyond, complete with stairs leading down to the landscaped backyard. Below, a covered patio offers another sheltered gathering space, perfect for summer evenings or quiet morning coffee. The fenced yard backs directly onto pathways and a park, offering both privacy and community in equal measure. Additional features include an oversized double garage, central air conditioning, custom built-ins throughout, and timeless finishes that reflect the quality of this executive residence. From the striking dining area and chef's kitchen to the library-inspired office and the spa-worthy primary suite, 14 Prairie Springs Cove is more than a home — a lifestyle, and a place designed for making memories.