

## 1083 Prairie Springs Hill SW Airdrie, Alberta

**MLS # A2272902**



# \$520,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2007 (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, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	Kitchen Island, Laminate Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

**\*\* OPEN HOUSE THIS SAT & SUN DEC 13 & 14 12:00PM -3:00PM \*\***Welcome to Prairie Springs where family living meets everyday convenience and quiet suburban charm. This well cared for 3 bedroom, 2.5 bath home sits on a large west facing lot, offering the perfect blend of sunshine, space, and comfort for your next chapter. Step inside and feel instantly at home. The open concept main floor is made for connection whether it's slow weekend mornings around the kitchen island, kids doing homework at the dining table, or cozy evenings by the living room fireplace. Sunlight pours in through the east facing windows, giving the entire space a warm, uplifting energy. Upstairs, the layout is designed for real life. A bright and airy bonus room becomes your family's favorite place movie nights, play space, or even a quiet reading corner. The primary retreat features a spacious bedroom, walk-in closet, and private 5 piece ensuite, while two additional bedrooms give everyone room to grow. The undeveloped basement is a rare opportunity clean, open, and ready for your vision. Add a gym, fourth bedroom, or media room. Outside, the large east facing yard was made for sunrises, summer BBQs, kids running free, and gathering with friends. The attached double car garage adds everyday convenience, plus room for storage and hobbies. Located in the sought-after community of Prairie Springs, you're steps from parks, pathways, playgrounds, schools, Chinook Winds Regional Park, and quick access to shopping, restaurants, and major routes. It's the ideal place to plant roots and enjoy a lifestyle centered around family, connection, and possibility. A home that feels good the moment you walk in and gets even better as you imagine your life here.