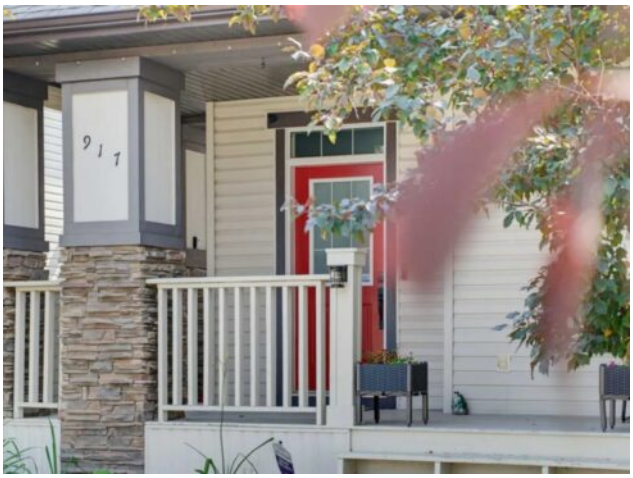
REALTY ACES
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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

917 Prairie Springs Drive SW
Airdrie, Alberta

MLS # A2340372



$572,900

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

Inclusions: 8 foot/6 person Hot Tub

Welcome to this wonderful 3-bedroom, 2.5-bath home offering 1,552 sq. ft. in the desirable community of Prairie Springs! Designed with a functional open floor plan, this inviting home makes excellent use of every space. Step inside from the charming front porch to a bright main level featuring 9' ceilings, a cozy gas fireplace, and fresh paint completed in summer 2025. The modern kitchen offers maple cabinetry, ample counter and cupboard space, a long island, large pantry, and a new gas range installed in October 2025. The bright dining area overlooks the low-maintenance backyard, while a convenient 2-piece bath and rear mudroom with closet complete the main floor. Upstairs, the spacious primary bedroom features a 4-piece ensuite and generous walk-in closet, accompanied by two additional bedrooms and another 4-piece bathroom. The partly developed basement provides even more usable space with a family room, exercise area, and plenty of storage. Outside, enjoy a beautifully landscaped, low-maintenance backyard with artificial grass, a south-facing patio, solar fence lights added in summer 2025, and a new 8-foot, 6-person Coast Spas Classic Series Hot Tub installed in June 2026—perfect for relaxing or entertaining year-round. The property also features a large insulated double detached garage, plus approximately 15' x 20' of additional storage space next to the garage. With thoughtful recent upgrades, excellent indoor and outdoor living spaces, and a fantastic Prairie Springs location, this home is ready for its next owners.

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