



THE A-TEAM

RE/MAX FIRST

2806 PRAIRIE SPRINGS Green, Airdrie T4B 0L9

MLS@#: A2148333 Area: Prairie Springs Listing Date: 07/17/24 List Price: \$775,000
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Airdrie
Year Built: 2011
Finished Floor Area: 2,098
Lot Information: Lot Sz Ar: 4,822 sqft, Ttl Sqft: 2,098

DOM

61
Layout: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Access: Rectangular Lot
Lot Feat: Covered, Double Garage Attached, Driveway
Park Feat:

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Private Yard
Ext Feat:
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source: Poured Concrete
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, Family Room, Bedroom, and Dining Room with their respective levels and dimensions.

4pc Bathroom
4pc Ensuite bath

Basement
Upper

9`6" x 4`10"
12`10" x 9`7"

4pc Bathroom

Upper

10`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811343

Zoning:
R1

Remarks

Pub Rmks:

Discover your new home in Prairie Springs, one of Airdrie's most sought-after neighborhoods. This exceptional residence, spanning over 3,000 square feet of living space, provides ample room and comfort for a growing family. Backing onto a peaceful GREEN SPACE with a WALKING PATH, this home offers 5 BEDROOMS and 3.5 BATHROOMS. The builder-developed WALKOUT BASEMENT includes an ILLEGAL SUITE with its OWN LAUNDRY, perfect for accommodating extended family or guests. The main floor showcases an open-concept layout, ideal for modern living. It features a chef's kitchen with a large island, a generous living area, a den, and a conveniently placed laundry room. Upstairs, the primary bedroom comes complete with a luxurious ensuite, accompanied by two additional well-sized bedrooms and a full 4-piece bathroom. A bonus room over the garage provides extra space for family activities or a home office. Prairie Springs is a family-friendly community, offering amenities such as a skate park, basketball courts, and children's parks. This outstanding home, in a fantastic location, is a must-see. Make it yours and enjoy all that this vibrant neighborhood has to offer!

Inclusions:
Property Listed By:

N/A
2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123