



THE
A-TEAM

**RE/MAX
FIRST**

109 PRAIRIE SPRINGS Crescent, Airdrie T4B 0E5

MLS®#: **A2164740**

Area: **Prairie Springs**

Listing Date: **09/11/24**

List Price: **\$724,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,122 sqft**
Lot Shape: **11.6x32.98**

Finished Floor Area
Abv Sqft: **2,319**
Low Sqft:
Ttl Sqft: **2,319**

DOM

8
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Oven,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Dry Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Primary Downstairs,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`11" x 12`11"	4pc Bathroom	Main	4`10" x 8`9"
Living Room	Main	15`7" x 13`5"	Dining Room	Main	10`10" x 10`6"
Game Room	Basement	16`10" x 25`9"	Furnace/Utility Room	Basement	17`8" x 7`4"
4pc Bathroom	Basement	8`1" x 4`10"	Bedroom	Basement	12`7" x 8`4"
Other	Basement	5`8" x 10`2"	Bedroom - Primary	Second	15`2" x 19`5"
5pc Ensuite bath	Second	11`3" x 13`5"	Walk-In Closet	Second	7`11" x 10`7"
4pc Bathroom	Second	7`8" x 4`9"	Bedroom	Second	11`4" x 10`2"

Bedroom **Second** **10`5" x 13`3"** **Family Room** **Second** **17`11" x 14`1"**
Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple
Legal Desc: **0614582**

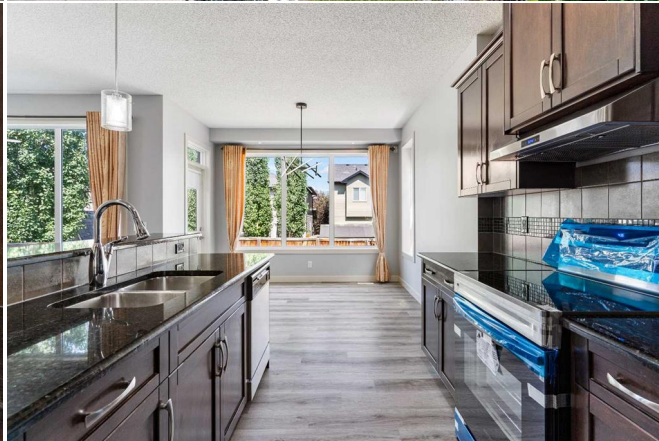
Remarks

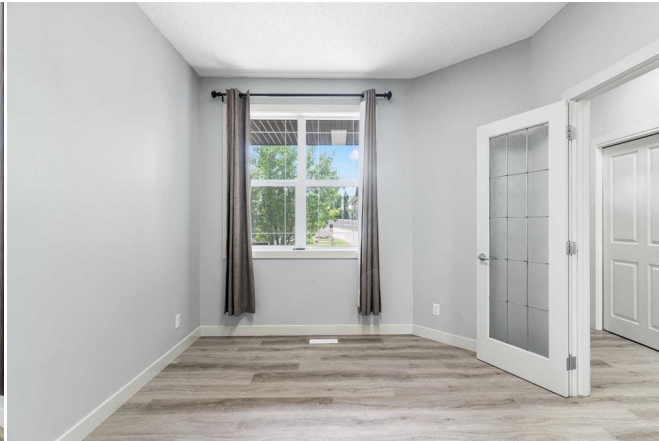
Pub Rmks: **Highlights: New Paint throughout, New Flooring throughout, New LED Light Fixtures, New Dryer, New Stove Oven, Tankless HWT (2023), New Landscaped Yard, Professionally Cleaned, Granite Counter tops throughout. Writeup: Welcome to your dream home in Airdrie, This single-owner detached single-family home offers 3,061 sqft of well-thought-out living space, featuring five spacious bedrooms and four bathrooms. The open-concept main floor boasts big bright windows, a cozy fireplace, new flooring and a modern kitchen perfect for family gatherings. Enjoy the convenience of a double attached garage, a dedicated mudroom, and a professionally built basement. Upstairs, you'll find a large family room, with new carpet throughout. Enjoy Praire Springs as it is located near beautiful parks and green spaces, this home combines comfort, style, and an ideal location.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











109 Prairie Springs Crescent SW, Airdrie, AB

Main Floor Exterior Area 1031.18 sq ft
Excluded Area 413.63 sq ft



0 5 10

PREPARED: 2024/07/13



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Prairie Springs Crescent SW, Airdrie, AB

2nd Floor Exterior Area 1378.74 sq ft



0 4 8

PREPARED: 2024/07/13



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109 Prairie Springs Crescent SW, Airdrie, AB

Basement (Below Grade) Exterior Area 141.88 sq ft
Excluded Area 174.11 sq ft



0 3 6

PREPARED: 2024/07/13



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