



THE
A-TEAM

**RE/MAX
FIRST**

9 PRAIRIE SPRINGS Close, Airdrie T4B 0E4

MLS®#: **A2175731**

Area: **Prairie Springs**

Listing Date: **11/04/24**

List Price: **\$694,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,234 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,798**
Low Sqft:
Ttl Sqft: **1,798**

DOM

47
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Barbecue,Dog Run,Fire Pit,Garden,Private Yard,Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Bedroom - Primary | Second | 12`0" x 14`6" |
| Bedroom | Second | 10`0" x 11`6" |
| 3pc Bathroom | Second | |
| Bonus Room | Second | 16`0" x 13`8" |
| Breakfast Nook | Main | 12`0" x 9`10" |
| Living Room | Main | 14`7" x 14`0" |

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Bedroom | Second | 9`6" x 11`0" |
| 2pc Bathroom | Main | |
| 4pc Ensuite bath | Second | |
| Great Room | Main | 15`0" x 15`0" |
| Kitchen | Main | 13`0" x 13`1" |

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R1**

Legal Desc:

0614582

Remarks

Pub Rmks:

Pristine family home with gardener's oasis in backyard. This spacious home is perfect for a growing family and hosting family gatherings with entertainment areas on the first and second floors as well as in the backyard. The home has upgrades throughout including; new air conditioning, added cabinets in the kitchen, laundry room and Master ensuite bath. The open-plan main floor has large south-facing windows with Bermuda shutters to keep the heat out in summer and the warmth in during the winter with an R Factor of 4. The main floor also has solid hardwood floors and Italian porcelain tile that is soft on feet. The cook's kitchen features high-end appliances; a French door fridge with lower drawer space for serving platters and giant drawer freezer below, a stove with cast iron grill insert and an ultra-silent dishwasher. Off the kitchen is a custom cement deck that leads to the barbeque for grilling year-round. Step off the deck into a private, fully fenced garden oasis with a custom sunken patio usable for year-round entertaining. The patio is surrounded by four fruit trees, a large garden storage building, a huge perennial bed, and multiple herb and vegetable raised garden boxes. No shortage of water for the garden trees and plants as all the rain water is collected from the house roof in an efficient system leading to nine rain barrels. The front driveway was widened to accommodate RV storage and it leads to the insulated and finished double car garage. Situated on a large cul de sac, there is no through traffic and the neighborhood kids are safe to play outside with friendly neighbors close by. Close to three schools, both public and Catholic, as well as the extensive recreation facilities of Chinook Winds Park and an easy 15 minute commute to north Calgary. This exceptional property is the perfect tranquil worry-free sanctuary.

Inclusions:

N/A

Property Listed By:

ComFree

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











