

## 9 PRAIRIE SPRINGS Close, Airdrie T4B 0E4

A2175731 MLS®#: Area: **Prairie Springs** Listing 11/04/24 List Price: **\$694,900** 

Status: **Active** County: **Airdrie** None Association: Fort McMurray Change:

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

**Airdrie** 2007

Finished Floor Area Abv Saft:

1,798

Low Sqft:

4,234 sqft Ttl Sqft: 1,798

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

47

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

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** 

Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer Kitchen Appl:

Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Int Feat: **Utilities:** 

Room Information

<u>Level</u> <u>Room</u> **Dimensions** Room <u>Level</u> **Dimensions Bedroom - Primary** Second 12`0" x 14`6" **Bedroom** Second 9`6" x 11`0" **Bedroom** Second 10'0" x 11'6" 2pc Bathroom Main 3pc Bathroom Second 4pc Ensuite bath Second **Bonus Room** Second 16`0" x 13`8" **Great Room** Main 15`0" x 15`0"

12`0" x 9`10" **Breakfast Nook** Main Kitchen Main 13`0" x 13`1" **Living Room** Main 14`7" x 14`0"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1

Legal Desc: **0614582** 

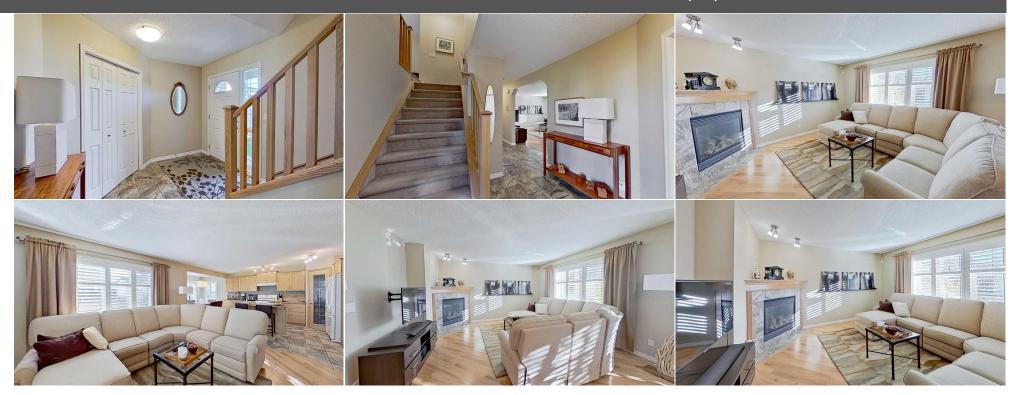
Remarks

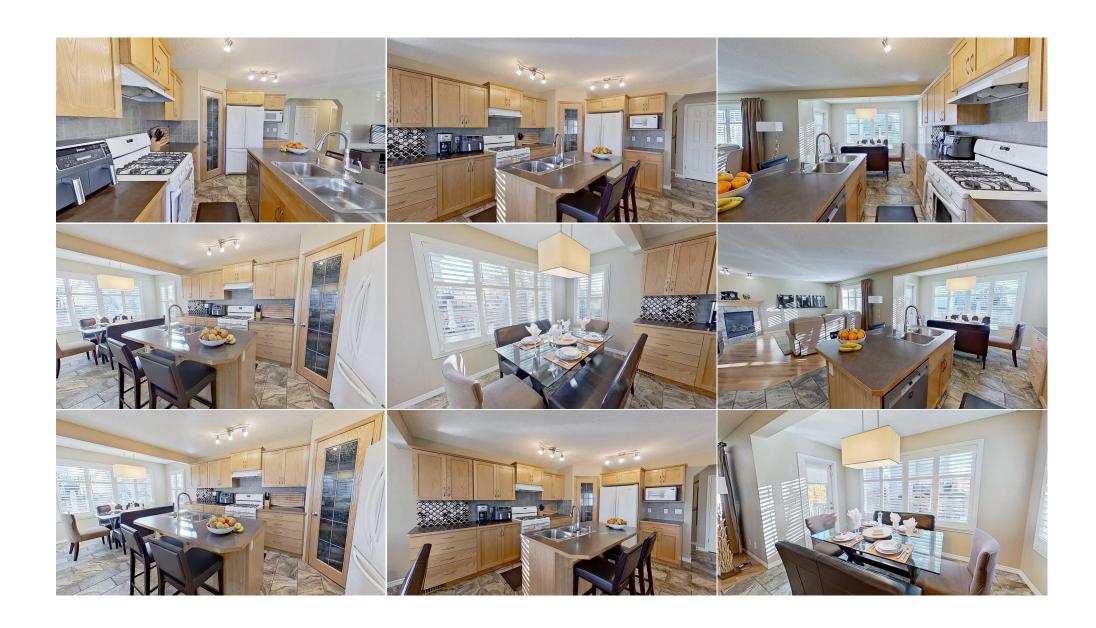
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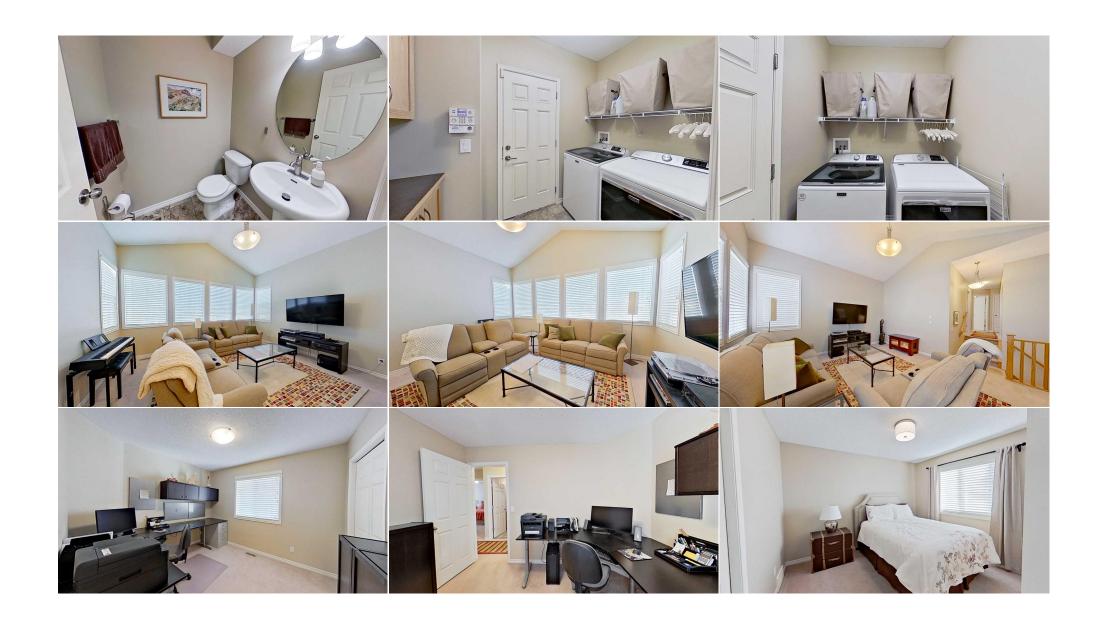
Pristine family home with gardener's oasis in backyard. This spacious home is perfect for a growing family and hosting family gatherings with entertainment areas on the first and second floors as well as in the backyard. The home has upgrades throughout including; new air conditioning, added cabinets 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 highend 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 ultrasilent 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.

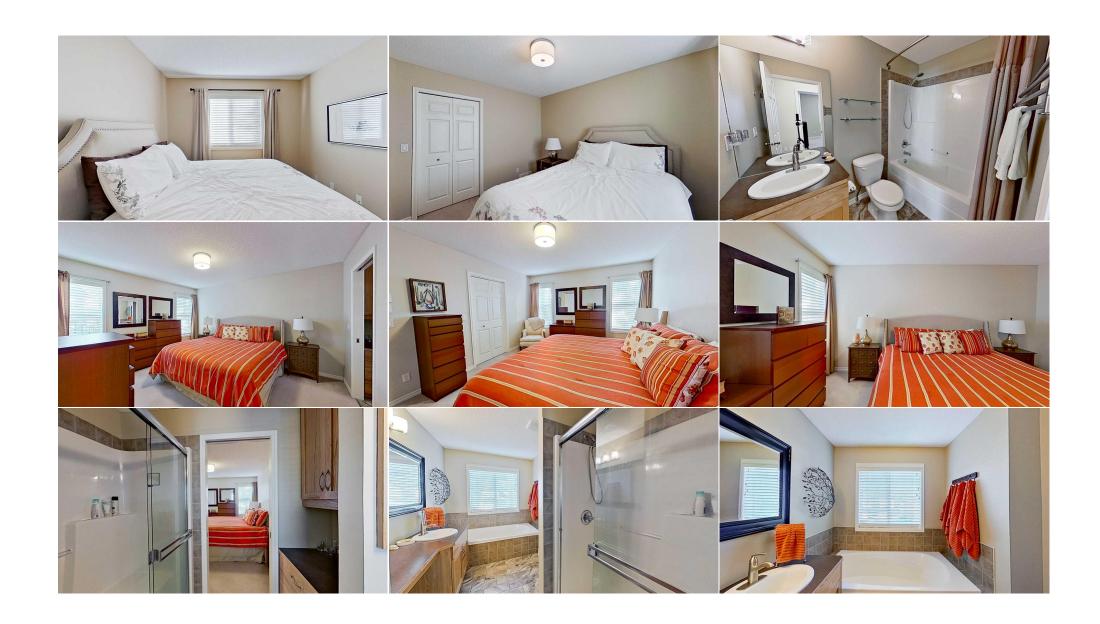
Inclusions: N/A
Property Listed By: ComFree

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

































Upper

Main