



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 PRAIRIE SPRINGS Crescent, Airdrie T4B 0G1**

MLS®#: **A2196421**      Area: **Prairie Springs**      Listing Date: **02/24/25**      List Price: **\$734,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **3,908 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,994**  
 Low Sqft:  
 Ttl Sqft: **1,994**

DOM

**-0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Private**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R1**  
 Legal Desc: **0614647**

Remarks

Pub Rmks: **By now you've heard that old trope about the 3 most important things in real estate? 1. Location. 2. Location. 3. Location. It's cliché but it's true. And you can't beat**

the location on this house... backing and siding a park (only one neighbour!) and playground on a quiet street in a great community close to schools and shopping and commuting. But do you know the next 3 most important things in real estate? **CONDITION CONDITION CONDITION!** A home's condition is only as good as it's owner keeps it. That's why you might see 2 year old houses that are trashed, and 15 year old houses that are immaculate. These owners have kept this home in pristine condition and you'll notice it before you even walk in the door. You'll wonder if anyone has actually lived here! **NEW** furnace in 2025, new HWT in 2022. How about the **LAYOUT?** This home is a winner in that category as well. You'll love the main floor office, upstairs laundry, and a presidential master suite with its own private balcony overlooking the park. Come take a look today and see for yourself!

Inclusions:

Property Listed By:

N/A

Real Broker

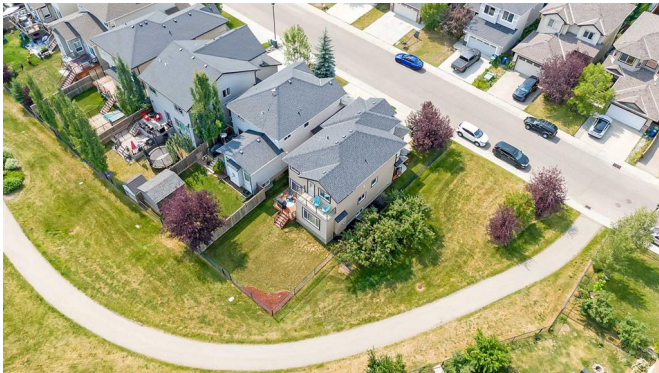
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











158 Prairie Springs Crescent SW, Airdrie, AB



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

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2nd Floor Exterior Area 1101.10 sq ft



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Main Floor Exterior Area 853.30 sq ft

Excluded Area 401.01 sq ft



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