

# \$750,000 - 1329 Prairie Springs Park Sw, Airdrie

MLS® #A2218825

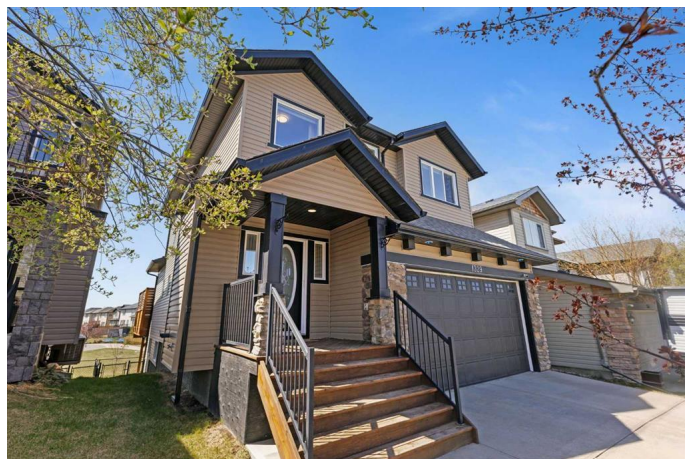
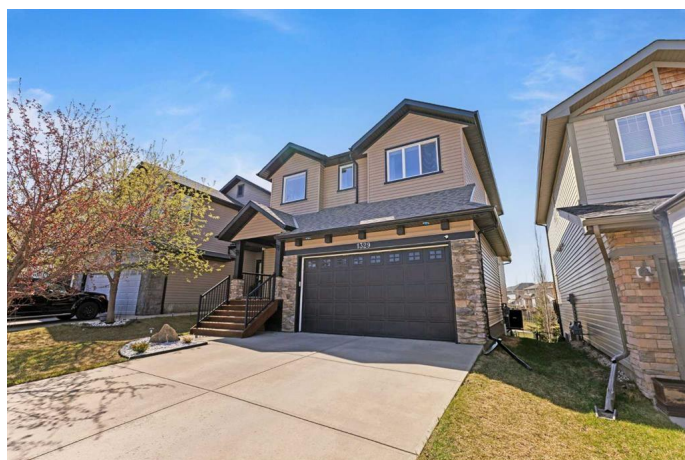
**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 0.09 Acres

Prairie Springs, Airdrie, Alberta

Located in the highly sought-after community of Prairie Springs, discover the perfect blend of elegance, comfort, and location at 1329 Prairie Springs Park—an exceptional walkout home designed to exceed expectations. Thoughtfully positioned with a south-facing backyard that backs onto a serene green space and playground, this residence offers both privacy and stunning natural views. Step inside to experience a sophisticated open-concept layout featuring a chef-inspired kitchen with granite countertops and a large island. The main living and dining areas are warm and inviting, anchored by a charming gas fireplace and ideal for both relaxing evenings and lively gatherings. A dedicated office on the main floor provides a quiet space for productivity with lots of natural light, while the expansive deck invites you to entertain or unwind while overlooking the lush landscape. The upper level hosts three generously sized bedrooms, including a spacious primary retreat with a spa-like ensuite and a walk-in closet. The fully developed lower level enhances the home's versatility with a fourth bedroom, full bathroom, and a sprawling recreation area—perfect for movie nights or extended family stays. Outdoor living is elevated by a private area prepped with a hot tub and direct access to the green space, effectively extending your backyard oasis. This home combines peaceful suburban charm with the convenience of nearby schools, shopping, and major transportation routes. Offering both



functional design and refined style, this property is a rare opportunity for families seeking a place to truly call home.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218825    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,009       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1329 Prairie Springs Park Sw |
| Subdivision | Prairie Springs              |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0E8                      |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|
|                 | Closet(s)                                                                                                                           |
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                             |
| Cooling         | Central Air                                                                                                                         |
| Fireplace       | Yes                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                   |
| Fireplaces      | Gas, Mantle, Stone, Zero Clearance                                                                                                  |
| Has Basement    | Yes                                                                                                                                 |
| Basement        | Finished, Full, Walk-Out                                                                                                            |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 6             |
| Zoning         | R1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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