

**226 Prairie Springs Crescent SW  
Airdrie, Alberta**

**MLS # A2166399**



## \$620,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

**Heating:** Exhaust Fan, Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** GARAGE DOOR OPENERS, ALL WINDOW COVERINGS, SECURITY SYSTEM WITH TELUS IS TRANSFERABLE

BEAUTIFUL FAMILY HOME WITH OVER 2200SQFT INCLUDING FULLY FINISHED BASEMENT in sought-after Prairie Springs SW Airdrie. This extremely well-kept home is ready for a new family to enjoy with 4 Bedrooms, 3.5 Bathrooms, Laundry conveniently located on the upper level and a functional fully finished basement with a family room, one bedroom and a 4 Piece bathroom. Recent renovations include, NEW CARPET, NEW PAINT, NEW LINO IN BATHROOMS, NEW REAR FENCE, NEW HOT WATER TANK (2023), NEW CENTRAL AIR, NEW INSULATION IN ATTIC. This home is complete with a 2 car attached garage that is fully insulated with heat, Fully Fenced Backyard and a Builder deck perfect for entertaining. You will love the GREAT LOCATION which is close to SCHOOLS and a short walk to CHINOOK WINDS PARK offering a splash park, skatepark, playground, ball diamonds, beach volleyball, basketball and an outdoor rink.