

# \$599,900 - 1179 Prairie Springs Hill Sw, Airdrie

MLS® #A2229606

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Residential on 0.09 Acres

Prairie Springs, Airdrie, Alberta

Discover Your Perfect Family Home! North Facing and Nestled on a peaceful street in the esteemed Prairie Springs community, this wonderful 3-bedroom + Main Level office + 2.5-bath home is ready to embrace your family. With double doors from the back asphalt alley gives you the option for RV parking. Just a quick 2-minute drive you'll find Windsong Heights School (K to Grade 8), and W.H. Croxford High School (Grade 9 to Grade 12) Step inside and feel the inviting atmosphere of maple hardwood floors that grace the spacious main floor, seamlessly connecting the open-concept kitchen, dining room, and family room. The kitchen shines with pristine maple cabinetry, sparkling stainless-steel appliances, and a roomy corner pantry. The cozy living room with its central fireplace and mantle offers a lovely view of the backyard. Head upstairs to unveil three generously sized bedrooms and two full baths. The master suite stands as a true retreat, including a lavish 5-piece ensuite with his and her sinks, an inviting corner tub, and a separate shower. Complete with an expansive walk-in closet, it's ready to cater to your wardrobe collection. The front garage's strategic placement creates more room inside for your comfort. And don't forget the untouched basement, full of potential and ready for your personal touch. This is more than just a house; it's an opportunity to create lasting memories and establish your own sanctuary. Welcome to a remarkable home



that eagerly awaits your presence.

Built in 2007

### **Essential Information**

MLS® #	A2229606
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1179 Prairie Springs Hill Sw
Subdivision	Prairie Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B0G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	16
Zoning	R1

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.