

# \$734,900 - 158 Prairie Springs Crescent Sw, Airdrie

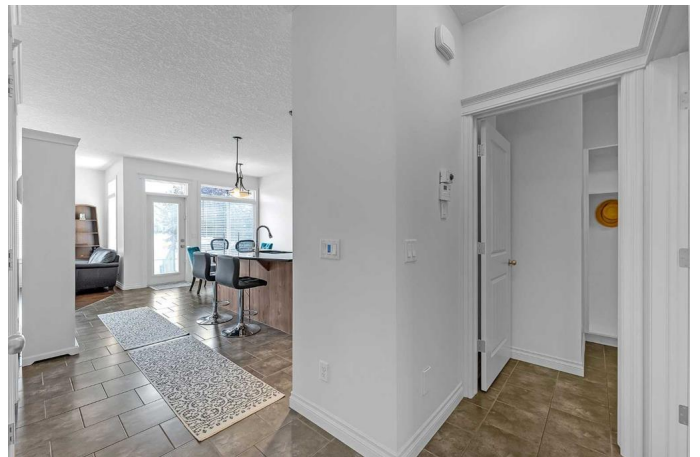
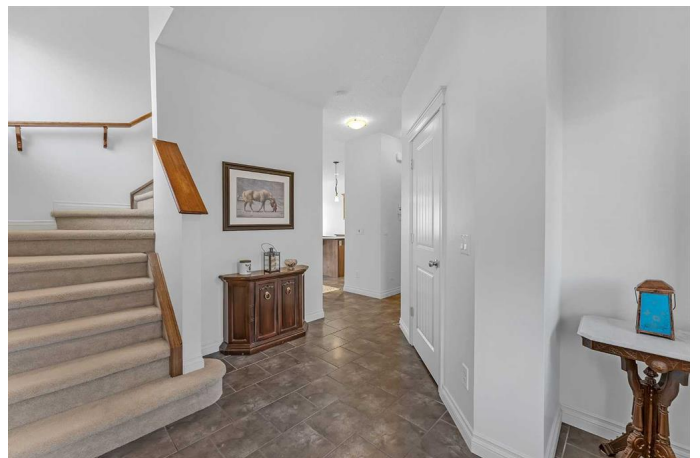
MLS® #A2196421

**\$734,900**

4 Bedroom, 3.00 Bathroom, 1,994 sqft  
Residential on 0.09 Acres

Prairie Springs, Airdrie, Alberta

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!



Built in 2009

## Essential Information

MLS® #	A2196421
Price	\$734,900
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,994
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	158 Prairie Springs Crescent Sw
Subdivision	Prairie Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0G1

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Backs on to Park/Green Space, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	16
Zoning	R1

### **Listing Details**

Listing Office	Real Broker
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