

**103 Fairways Close NW**  
**Airdrie, Alberta**

**MLS # A2145108**



**\$625,000**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, No Neighbours Behind, Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Wet Bar		

**Inclusions:** Vacuum System with all Attachments, Storage Shed, Bar Stools and Bench in Recreation Room.

THIS LOVELY HOME HAS TO BE SEEN TO BE APPRECIATED - IMMACULATE - FRESHLY PAINTED, NEW LIGHTING, NEW FLOORING ON MAIN (Option to change carpet on Lower Level if desired), EXCELLENT CONDITION, PRIDE OF OWNERSHIP, and more! Let's work a deal on this Great Home that is walking distance to 2 Elementary Schools and a Middle School and has Incredible Curb Appeal as the Original Owners have lovingly tended to the Landscaping from the moment they built this Home. When you arrive, you will notice the Abundance of Trees, the Vinyl Fencing, the Curb Edging around the Flowerbeds and how it is walking distance to 3 Schools (2 Elementary and 1 Middle). The Home has been Freshly Painted, has New Flooring on the Main Level, New Lighting and is Air Conditioned. The Main Level has a spacious Living Room with great windows and a Gas Fireplace. The Kitchen has an abundance of Cabinetry and the Breakfast Nook can hold a large table. There is access to the South Facing Deck from the Kitchen and the Primary Bedroom. The Primary Bedroom can hold a King Suite, has a walk-in closet, and a 4 pc Ensuite- with Jacuzzi Tub. There are 2 additional Bedrooms and a Full Bathroom on the Main Level. The Lower level is designed like a Log Home with custom woodwork throughout including a Built-in Wooden Desk, and a Large Wet Bar. The Recreation Room is has Sunshine Windows and a Corner Fireplace with fan - It is full of Character and is Unique and Comfortable. The Lower level also has a Flex Room that was used as a Gym but could be a 4th Bedroom, a room with rough in plumbing for a future bathroom, and a large Utility Room with Laundry. The exterior is Fully Fenced, has a Cherry and Apple tree, Storage Shed and the Massive 26'3" x 11'11" Deck so you can enjoy all those Summer Days. This special home

is Ready for a Quick Possession if needed. Make sure to watch the video on MLS or Realtor.ca. Let's make this your Home!