

**1042 Fowler Road SW**  
**Airdrie, Alberta**

**MLS # A2153747**



**\$829,900**

<b>Division:</b>	Key Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,547 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

The Pierce 2 by Sterling Homes Calgary offers 5 bedrooms, 4 bathrooms, and a 2-car garage. It features 9' knockdown ceilings on both the main floor and basement. The executive kitchen includes a gas cooktop, built-in stainless steel appliances, an undermount sink, a water line to the fridge, a walk-in pantry, and a chimney hood fan. The main floor has a full bedroom and bath, perfect for guests. Enjoy dual primary bedrooms and quartz countertops with undermount sinks throughout. Luxury Vinyl Plank (LVP) flooring covers the main floor and wet areas. Additional highlights include extra windows for natural light, an electric fireplace with wall-to-wall tile, and a vaulted ceiling in the bonus room. The 5-piece ensuite in the primary bedroom features a walk-in shower, a soaker tub, dual sinks, and a private WC. The rear deck measures 13'6"x9', and the home is accented with black hardware. Currently under construction - possession expected Fall 2024. \*Photos are representative.\*