

103 Fairways Close NW
Airdrie, Alberta

MLS # A2170887



\$619,000

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

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

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

****PRICE ADJUSTED - Seller Motivated- BRING US AN OFFER! - BRAND NEW CARPET IN BASEMENT**** Welcome to this Fantastic Bi-level with incredible Curb Appeal in the great Community of The Fairways in Airdrie. This Home has been Lovingly cared for by the Original Owner and you will see the PRIDE OF OWNERSHIP throughout. This Home features BRAND NEW FLOORING in the Recreation Room, FRESHLY PAINTED, NEW LIGHTING, NEW FLOORING on Main, Air Conditioning, Upgraded Landscaping, Vinyl Fencing and More! 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 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 has a large Recreation Room with Sunshine Windows, Brand New Carpet, Corner Fireplace with fan, and a Wet Bar. The Lower level also has the beginnings of a 4th Bedroom with a large window, a future bathroom with rough in plumbing, 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!