

**2062 Fowler Road SW**  
**Airdrie, Alberta**

**MLS # A2180335**



**\$686,452**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Stone Counters		

**Inclusions:** N/A

The perfect family home, the Marigold 1 located on a sunshine lot has 3 bedrooms and a bonus room conveniently located off of bedrooms 2 and 3. The generously sized master features an upgraded 5 piece ensuite with separate tub and shower. In the kitchen you can enjoy the thoughtfully planned layout with plenty of cabinetry, built in pantry cabinet and a chimney hoodfan. When not taking advantage of the 120SQFT rear deck, residents can enjoy being within 5 km of picturesque walking trails and Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. Photos are representative.