

**151 Fairways Drive NW**  
**Airdrie, Alberta**

**MLS # A2211510**



**\$648,800**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Gazebo, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garden shed and the following are negotiable: Patio furniture, BBQ, Fire table, Various lawn maintenance equipment		

This lovingly cared for home checks all the boxes! Located in the heart of the golf course community of The Fairways, this FOUR bedroom FOUR bathroom home offers over 2400 Sqft of developed living area. Many of the recent improvements to the home include COMPLETE kitchen renovation, all railings have been updated, all interior doors are newer white 3-panel shaker style doors, newer patio door to back deck, updated fireplace surround, furnace replaced in 2019, newer back fence, and more! The main level features a large welcoming foyer, contemporary kitchen with built-in appliance and quartz countertops, living room warmed by an updated fireplace, cozy dining nook, mudroom with laundry, and a large 2-Pc powder room. Upstairs has a large bonus room with loads of windows and vaulted ceiling, spacious primary bedroom with a walk-in closet and 4-Pc ensuite, 2 additional bedrooms, and a 4-Pc bathroom. The basement is fully developed, and has a large family room, 4th bedroom, and 3-Pc bathroom. You'll love the CENTRAL A/C for those "dog days of summer" that are right around the corner and the double attached garage with a man door from the garage to the side yard, an EXTRA WIDE driveway that can easily fit 3 cars. The Fairways is a well established and family-oriented neighborhood and this wonderful home is within walking distance to 3 schools. You would be proud to call this home...YOUR HOME!