



GRASSROOTS
REALTY GROUP

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11609 106 Avenue
Fairview, Alberta

MLS # A2219082



\$384,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,568 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Gentle Sloping, Interior Lot, Land		

Heating:	Boiler, In Floor, Make-up Air, Hot Water, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Manufactured Floor Joist, Silent Floor Joists, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bar, Central Vacuum, Separate Entrance, Soaking Tub, Wood Windows		

Inclusions: N/A

Presenting an exceptional opportunity to acquire a meticulously maintained residence, offering a harmonious blend of modern comfort and functional design. This home boasts newer shingles, ensuring years of worry-free living. Step inside to discover a light-filled, open-concept layout, accentuated by abundant windows that bathe the living spaces in natural light. The heart of the home is the stunning kitchen, featuring a wealth of cabinetry and plenty of countertops, ideal for culinary enthusiasts and family gatherings alike. The main level encompasses three generously sized bedrooms, including a luxurious master suite complete with a private three-piece ensuite. A large, well-appointed bathroom with a jetted tub provides a serene retreat. Main level laundry adds to the convenience of daily living. Descend to the expansive basement, where a massive family room awaits, warmed by a wood fireplace and illuminated by large, above-grade windows. A fourth bedroom and a third three-piece bathroom offer versatility and space for guests or extended family. Ample storage and a large utility room cater to practical needs, complemented by the comfort of in-floor heating throughout. Outside, a large back deck beckons for outdoor entertaining, overlooking a fenced yard featuring a park-like sitting area. A dedicated dog run with astroturf ensures easy maintenance. Green thumbs will delight in the greenhouse with raised beds, complemented by a garden shed. The property is complete with a double attached garage with in-floor heat, providing secure parking and additional storage options. This exceptional residence offers a rare combination of desirable features and meticulous upkeep. Schedule your private viewing today to experience the unparalleled comfort and quality of this remarkable home.

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