



GRASSROOTS
REALTY GROUP

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**778 Fairways Green NW
Airdrie, Alberta**

MLS # A2232393



\$599,900

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,626 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

Could this be the home you've been waiting for? Pride of ownership shines throughout this beautifully maintained 1,625 sq. ft. two-storey home with a fully developed basement—offering plenty of space for the whole family. Step into a spacious front entry that leads to a custom-built kitchen, thoughtfully upgraded with quartz countertops, soft-close cabinetry, a centre island, and a corner pantry. The bright and open dining nook features a glass door that opens onto a professionally landscaped, private backyard—a true retreat with mature trees and a stunning two-tiered deck, perfect for relaxing or entertaining. The main floor showcases rich hardwood flooring, a cozy living room with a corner gas fireplace, and a separate mudroom/laundry area that provides direct access to the double attached garage. Upstairs, you'll find a sun-soaked primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional spacious bedrooms and a full bathroom complete the upper level. The fully finished basement offers even more living space with a large family room, a fourth bedroom, and another full bathroom—ideal for guests, teens, or a home office. Additional features include central air conditioning for year-round comfort and thoughtful upgrades throughout. Don't miss your chance to own this move-in ready home that checks all the boxes!