



GRASSROOTS
REALTY GROUP

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132, 55 Fairways Drive NW
Airdrie, Alberta

MLS # A2238004



\$435,000

Division:	Fairways		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,102 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: All window coverings

Get ready to fall in love with this beautifully renovated split-level duplex-style offering nearly 1700 sq ft of fabulous living space. Featuring 2 + 1 bedrooms and 3 bathrooms, this home is bursting with updates — all you have to do is move in and start enjoying! Step inside to a bright, cheerful main level where natural light pours into the fully open-concept living area. The stunning brand-new kitchen shines with sleek counters, fresh cabinetry, stylish backsplash, and modern fixtures. Gorgeous vinyl plank flooring and paint that gives the entire space a fresh, contemporary feel. You’ll also find a spacious second bedroom and a stylish main bathroom on this level, plus charming French doors that lead out to your rear deck — perfect for sunny afternoons or evening relaxation. The layout is ideal for working from home, offering privacy and well-defined spaces throughout. Upstairs, escape to your luxurious master retreat, complete with plush carpeting, a roomy walk-in closet, and an ensuite bathroom that’s truly fit for royalty. The finished basement expands your living space with a third bedroom, an inviting family room, a 3-piece bathroom featuring a sleek glass-enclosed shower, a versatile den, plus laundry and ample storage. It’s perfect for a teenager, a home office, or welcoming guests in style. Don’t miss out on this move-in-ready gem — your joyful new chapter awaits!