

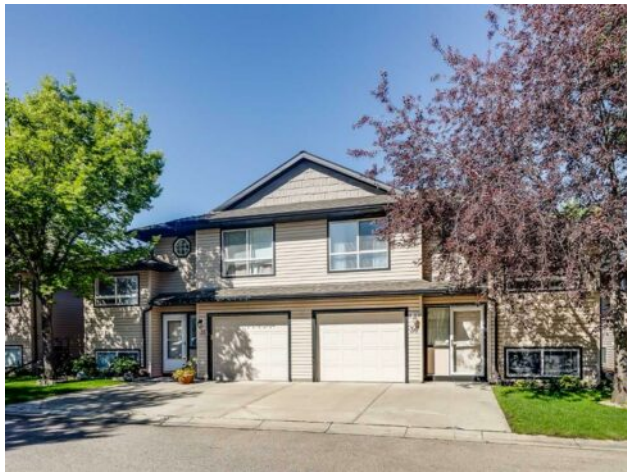


GRASSROOTS
REALTY GROUP

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**36, 103 Fairways Drive NW
Airdrie, Alberta**

MLS # A2244618



\$420,000

Division:	Fairways		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,116 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Alarm/Security System

Welcome to OVER 1800SF of living space in the ADULT complex of Westpointe Villas! Outside you'll notice the extra parking space with the paved DOUBLE CAR DRIVEWAY and attached single garage. Stepping inside you're welcomed by a bright and functional layout with lots of NATURAL LIGHT. The kitchen features TONS of cabinets and counter space, with room for extra seating at the raised countertop. Moving through to the living area, you'll find lots more natural light coming through the WEST-FACING WINDOWS, a gas FIREPLACE in the corner and more than enough room to comfortably fit your dining table. French doors lead you to the EXTENDED rear deck which is equipped with a GAS LINE for a BBQ or fire table. Back inside, you'll find the primary bedroom on the PRIVATE UPPER LEVEL, featuring a 3-piece ensuite and LARGE walk in closet. Moving downstairs, you'll enter into an inviting living space with another gas FIREPLACE to cozy up with. You'll also find two more good size bedrooms, a 4-piece bathroom, and separate area for laundry. You're steps from Airdrie's pathway network, close to the golf course, shopping, and more. Book your showing today!