



**GRASSROOTS**  
REALTY GROUP

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**60 Fairways Drive NW  
Airdrie, Alberta**

**MLS # A2245932**



**\$725,000**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level, No Neighbours Behind, Standard Shaped Lot, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door		

**Inclusions:** Basement Fridge, tool shed

IMMACULATE, 5 BEDROOM home backing onto the WOODSIDE GOLF COURSE!! Main floor is open with 9ft ceilings, hardwood floors, OPEN BEAM CEILING, and GRAND RIVER ROCK FIREPLACE. Main floor den that makes a sunny office with south facing window! Kitchen with island, tons of counter space and NEWER APPLIANCES. Deck off eating nook with glass railings leads to landscaped backyard and best of all NO NEIGHBORS BEHIND YOU, just a view of the rolling greens of the golf course.. Second floor has 3 bedrooms, with large master suite with huge en-suite! The basement has two more bedrooms, full bathroom and a large family room and tons of storage. Located walking distance to schools and shopping, this home has so much and more!