



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**276 Fairways Bay NW**  
**Airdrie, Alberta**

**MLS # A2249099**



**\$769,990**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fairways                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                            |               |                   |
| <b>Size:</b>     | 1,945 sq.ft.                                                        | <b>Age:</b>   | 2001 (24 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> | Back Yard, Backs on to Park/Green Space, Landscaped, On Golf Course |               |                   |

|                    |                                             |                   |    |
|--------------------|---------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, See Remarks                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Kitchen Island, Open Floorplan, Pantry |                   |    |

**Inclusions:** n/a

**\*\*Open House Sunday Aug 17( 12-03pm )\*\***Welcome to 276 Fairways Bay NW, Airdrie &mdash; a beautifully maintained recently renovated two-storey home nestled in the peaceful and family-friendly Fairways community. Backing directly onto the golf course, this property offers scenic views, privacy, and a serene lifestyle. The bright and open main floor features a spacious living room, dining area, and a chef-inspired kitchen with rich cabinetry, stone countertops, and a large island perfect for entertaining with a main floor office. Upstairs, you'll find a versatile bonus room, three generous bedrooms including a primary suite with two closets and 5-piece ensuite, and a convenient full bathroom. The newly finished basement provides two more bedrooms with a 3-piece washroom plus bar area, while the double attached garage and additional parking make daily life easy. With proximity to three schools, parks, walking paths, shopping, and popular Restaurants, this home combines comfort, convenience, and community charm. Don't miss your chance to live in one of Airdrie's most desirable neighbourhoods!