



GRASSROOTS
REALTY GROUP

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1091 Fowler Road SW
Airdrie, Alberta

MLS # A2266565



\$529,900

Division:	Wildflower		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,774 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Looking for space, style, and a speedy move-in? Welcome to this stunning 1995 sq ft duplex in the vibrant new community of Wildflower in Airdrie – Step inside and feel the difference – this 3-bedroom + den, 2.5-bath beauty is packed with thoughtful upgrades and designed for modern living. Whether you're working from home or need extra space for the kids, the main floor den adds that perfect flex room you've been looking for. Chef-worthy kitchen INCLUDED! You'll love the sleek chimney hood fan, built-in microwave, and gas line ready for your future gas range. Perfect for everyday cooking or hosting a crowd! The primary retreat is next-level with a huge walk-in closet and a luxurious ensuite featuring an upgraded tiled shower – a true spa-like escape. Enjoy sunny mornings in your WEST-facing backyard, ideal for coffee on the deck or playtime in the yard. And the oversized attached garage? It fits it all, your car, your bikes, and then some. With quick access to amenities, schools, and green spaces (backing to a municipal reserve), this is the one you've been waiting for! Photos are representative.