



GRASSROOTS
REALTY GROUP

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

168 Fairways Drive NW
Airdrie, Alberta

MLS # A2268174



\$689,900

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Sauna, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: IR Sauna, Fridge in Basement, RING Doorbell

Immediate Possession available! Welcome to this beautifully updated and fully developed 2-storey, air-conditioned home in the quiet and highly desired community of the Fairways! Boasting six bedrooms and incredible golf course views—without the worry of stray balls—this home offers the perfect blend of space, comfort, and style. The main floor features a bright and functional layout with a flex area, private office, formal dining room, and a welcoming family room with a cozy fireplace, all complemented by skylights that fill the space with natural light. The kitchen was tastefully renovated in 2012 with rich maple cabinetry and upgraded stainless steel appliances, and it opens to the sunny breakfast nook overlooking the backyard. Step outside to a large rear deck and enjoy the private, mature yard with serene golf course views and towering trees. Upstairs, you’ll find three generously sized bedrooms, including the renovated primary suite with a walk-in closet and spacious ensuite. The fully finished basement expands your living space with an additional family room, a craft/flex/bedroom, two more bedrooms, a full bathroom complete with an infrared sauna, and plenty of storage. Recent upgrades include a new furnace (2023), water tank (2025), A/C, and both upstairs bathrooms. Roof is around 10 years old. Ideally located within walking distance to both public and Catholic schools. Be sure to check out the 3D tour and the drone photos to truly appreciate all this home has to offer!