



GRASSROOTS
REALTY GROUP

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**208 Fairways Bay NW
Airdrie, Alberta**

MLS # A2268218



\$724,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fairways | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,034 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Lawn, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: white cabinet in mud room, all tv mounts + attached shelving

Renovated top to bottom and tucked into a quiet bay in Fairways, this move-in-ready home pairs modern finishes with generous living space. Updates include new flooring (including plush carpet), fresh paint, knockdown ceilings, all-new lighting, quartz counters, and brand-new bathrooms throughout. The main floor offers large, connected living/dining zones for easy everyday life and entertaining. Each secondary bedroom fits a queen; the private primary retreat fits a king and features a spacious ensuite and a large walk-in closet. Downstairs, a huge rec room works for movie nights, play space, or a home gym. Out back, the fenced, private yard is ideal for kids, pets, and patio time. Minutes to pathways, parks, and Woodside Golf Course. School-friendly location: close to Ralph McCall (Elementary) C.W. Perry (Middle) plus nearby Catholic options Good Shepherd (K‐9), high school: St. Martin de Porres (10‐12) Book a private showing at this stylish, bright and cozy home today!