



**GRASSROOTS**  
REALTY GROUP

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**140 Fairways Drive NW**  
**Airdrie, Alberta**

**MLS # A2270444**



**\$640,000**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** None

Welcome into this extremely well maintained home with tons of features! The dropped foyer is warm and inviting and flows seamlessly into the open concept main floor. The large living room includes gas fireplace with granite hearth and upgraded maple mantle. The kitchen has granite countertops, stainless steel appliances and an island eating bar for two. Mornings are sunny in the bright breakfast nook with a view to the fully landscaped backyard. A mud room / laundry room combo and half bath complete the main floor. Upstairs you will find two well sized bedrooms and a main bath. The master suite consists of a walk in closet and bathroom with generous soaker tub and separate shower. The walk-up basement is fully developed with a den, bathroom with shower, extra bedroom and large family room featuring another cozy gas fireplace. There is also a central air conditioning unit for the hot summer months. So much room for such a great price, check it out today!