



**140 Fairways Drive NW
Airdrie, Alberta**

MLS # A2270444



\$640,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		
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!