



GRASSROOTS
REALTY GROUP

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1123 Fowler Road SW
Airdrie, Alberta

MLS # A2272959



\$545,000

Division:	Wildflower		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,760 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, Recreation Facilities, Walk-In Closet(s)		

Inclusions: N/A

This bright and spacious 1,992 sq ft home offers the perfect blend of comfort, privacy, and community living. Backing onto an environmental reserve, you'll enjoy peaceful views, natural surroundings, and privacy with no rear neighbors. This well-designed property features 3 bedrooms, 2.5 baths, and an oversized single garage, along with potential for future development. Welcome to the highly desirable community of Wildflower. Wildflower's highly anticipated Hillside Hub will include Airdrie's first outdoor pool, hot tub, seasonal skating rink, covered open-air sports courts, fitness area, and community center. Other community highlights include extensive walking paths, a pickleball court, pump track, and stunning views of Airdrie. With nature at your doorstep and resort-style amenities steps away, this property offers the best of both comfort and convenience! Photos are representative.