



**16, 103 Fairways Drive NW  
Airdrie, Alberta**

**MLS # A2281183**



**\$400,000**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Walk-In Closet(s)		

**Inclusions:** Small work Bench in garage with Vise and yard tools, Portable Kitchen Window Air Conditioner, Downstairs TV which is on wall.

Welcome to West Pointe Villas, Airdrie's sought-after adult living community, where pride of original ownership is evident throughout this beautifully maintained home. Thoughtfully designed with comfort and functionality in mind, the main level features an open-concept kitchen overlooking the living room, creating a bright and airy atmosphere. A generously sized dining area sits adjacent to a large window, offering an inviting space for everyday meals or entertaining. French doors from the living room lead to a sunny south-facing deck, overlooking a peaceful, fully fenced backyard—perfect for relaxing or enjoying outdoor time. A spacious bedroom on the main level can serve as a primary or guest room and is conveniently located next to a full four-piece bathroom. The upper level is dedicated entirely to a private primary retreat, featuring a large walk-in closet and a full four-piece ensuite, providing a quiet and comfortable escape. The lower level includes an additional bedroom, a welcoming family room, aundry area, and a large storage room, offering excellent versatility and extra living space. There is a rough in for a 3rd bathroom in the basement. Completing the home is a beautifully landscaped backyard and a single attached garage, making this property an exceptional opportunity for low-maintenance living in a well-established community.