



**201 Fairway Drive NW
High River, Alberta**

MLS # A2288579



\$349,900

Division:	High River Golf Course		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	919 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

Welcome to the highly sought-after 18+ community of Fairway Greens! This substantially renovated, meticulously maintained, and exceptionally private end-unit bi-level is truly move-in ready. Step inside to a spacious front entrance that sets the tone for this beautifully updated home. Head upstairs to the bright and inviting main living area, where vinyl plank flooring flows throughout. The living and dining space is filled with natural light from the large front window overlooking the landscaped yard and is complemented by updated window coverings and a modern ceiling fan with remote control. The stunning kitchen is sure to impress! Featuring updated cabinet fronts, quartz countertops, a stylish tile backsplash, stainless steel appliances, and a central quartz-topped island with seating for three, this space is both functional and elegant. A door off the kitchen leads to your private, Duradek-covered deck — the perfect spot to relax or entertain. Just a few steps up, you’ll find two generously sized bedrooms, both offering newer carpeting, updated lighting, modern window coverings, and fresh paint. These bedrooms share a beautifully renovated 4-piece bathroom complete with a quartz-topped vanity, updated flooring, new lighting, and added shelving. The lower level offers a cozy family room highlighted by a contemporary gas fireplace and newer carpeting that continues into the spacious third bedroom. This level also features an upgraded 3-piece bathroom, a dedicated laundry room, and additional storage space. The single attached garage is generously sized with direct access to the rear yard, and there are two additional parking stalls right out front — a rare bonus! Additional updates in recent years include the furnace, windows, and shingles, offering peace of mind for years to come. There is truly nothing left to do but move in and enjoy this fabulous

home!