



**11, 103 Fairways Drive NW  
Airdrie, Alberta**

**MLS # A2289417**



**\$419,900**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Door Opener, G		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Laminate Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Cabinetry in Garage, Cabinetry in Basement Bathroom, 2 Kitchen Barstools		

WOW! Take a look at this incredible end-unit duplex in the West Point Villas II complex, in the sought-after neighbourhood of Fairways, NW Airdrie! Boasting 1,881 square feet of fully developed living space, this home features 3 bedrooms + den, and 3 full bathrooms! Noteworthy upgrades/updates include a tastefully renovated kitchen (with bright white cabinetry, laminate countertops, and newer appliances), a newly custom-built glass-enclosed walk-in shower in the primary ensuite, central air conditioning, central vacuum system, cozy natural gas fireplace in the living room, and upgraded flooring throughout (hardwood, linoleum, and plush carpet). The furnace has been recently serviced and new smoke/CO detectors have been installed for added peace of mind. Additional highlights include a large, private, fully-fenced, south-facing backyard with a spacious composite deck and beautiful perennial garden, an insulated single attached garage with storage cabinetry, and a front driveway for extra parking. Don't miss this rare opportunity—call today!