



**168 Fairways Drive NW**  
**Airdrie, Alberta**

**MLS # A2291124**



**\$674,900**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sauna, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** IR Sauna, RING Doorbell, cameras and alarm system with no contract, toaster over in basement

With soaring ceilings, multiple living spaces, and five spacious bedrooms, this home offers the kind of room that growing families are always searching for. The main floor welcomes you with soaring vaulted ceilings and three skylights, filling the space with natural light and creating an open, airy feel throughout the main living areas. The home has been freshly professionally painted and professionally cleaned, including the carpets, making it move-in ready from day one. As you enter, you’ll appreciate the large front living room and the convenience of a walk-in closet at the front entry — a rare and practical feature for busy households. A dedicated main floor office with doors provides the privacy needed for working from home or managing day-to-day tasks. The updated kitchen features warm finishes, abundant counter space, pot and pan drawers, a corner pantry, and a double oven, making it perfect for cooking and entertaining. The layout offers both a formal dining space for gatherings and a bright everyday dining area for casual meals. This home is equipped with central air conditioning, and several key mechanical updates have already been completed, including a new furnace in 2023 and hot water tank in 2025, plus a roof that is approximately 10 years old. With five large bedrooms, there is plenty of space for a growing family. The fully developed lower level adds even more flexibility with a kitchenette, a sauna, and a bathroom with heated floors, creating an ideal space for guests, extended family, or entertaining. Outside, the mature trees in the backyard provide privacy and character, while the location offers quick access to golf, schools, and nearby amenities. Homes with this much space, flexibility, and such a great location rarely come along. If you’re looking for a property that can comfortably accommodate a large family while still

offering excellent entertaining space, this one deserves a spot on your list.