



**745 Fairways Green NW
Airdrie, Alberta**

MLS # A2291431



\$649,000

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hot tub

Welcome to this beautifully updated, top-to-bottom renovated home located in the desirable Fairways community of Airdrie, just minutes from Woodside Golf Course and conveniently close to Veterans Blvd NW, offering quick access to major routes, parks, and everyday amenities. This well-maintained property offers 3 spacious bedrooms upstairs, 2.5 bathrooms on the upper levels, plus a fully finished basement that includes an additional bedroom, a full bathroom, and a dedicated office space, making it perfect for growing families, remote work, or guests. Inside, the home showcases thoughtful upgrades throughout. The modern kitchen is designed for both functionality and style, featuring quality cabinetry, modern countertops, a stunning waterfall island, built-in dishwasher, stylish wine cabinet, and an electric range with double ovens, making it ideal for cooking, hosting, and everyday living. The primary ensuite has been beautifully renovated into a spa-like retreat, complete with a glass shower with built-in niche, upgraded plumbing fixtures, a relaxing standalone tub, and a stylish double vanity. The primary closet features a barn-style sliding door and built-in organizers, adding both character and practical storage. The fully finished basement adds valuable living space and includes a cozy electric fireplace, an additional bedroom, full bathroom, and a private office space, offering flexibility for work, guests, or extended family. Step outside to the true highlight of the home — the resort-style backyard, thoughtfully designed for relaxation and entertaining. The outdoor space features a pergola-covered seating area with privacy screen, a relaxing hot tub, cozy firepit area, raised garden beds, and a spacious deck perfect for gatherings. An L-shaped built-in bench seating area adds charm and functionality, creating the perfect place to host

family and friends. Additional upgrades throughout the home include custom laundry storage, built-in closets, accent walls, upgraded baseboards, modern lighting fixtures, and stylish ceiling fans, giving the entire home a polished, move-in-ready feel. Located in one of Airdrie's most family-friendly neighbourhoods, and just minutes from golf, parks, green spaces, and major roadways, this home offers the perfect combination of comfort, lifestyle, and convenience.