



**1047 Fowler Road SW
Airdrie, Alberta**

MLS # A2302522



\$769,397

Division:	Key Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features included. Welcome to this beautifully designed home backing onto greenspace with a desirable west-facing backyard, offering the perfect blend of comfort, style, and functionality. The executive kitchen features built-in stainless steel appliances, a chimney hood fan, gas cooktop, waterfall island edge, pendant lighting, and a walk-in pantry—ideal for everyday living and entertaining. The main living area is complemented by a cozy electric fireplace, while double doors open to a versatile flex room. Upstairs, enjoy a bright vaulted bonus room and a spacious primary retreat with a 5-piece ensuite showcasing a fiberglass base shower with tiled walls, niche, and a bank of drawers, along with tile flooring carried throughout all bathrooms and the laundry room. Additional highlights include paint grade railing with iron spindles, added basement windows, a side entrance, and 9’ basement wall height—perfect for future development. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.