



GRASSROOTS
REALTY GROUP

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10917 114 Street
Fairview, Alberta

MLS # A2135315



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,470 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Lawn, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-82-3-W6
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to this stunning family home in Fairview This charming residence offers 3 spacious bedrooms on the main floor, 2 additional bedrooms in the basement, and 2 well-appointed bathrooms. The large master bedroom features a luxurious 3-piece ensuite and a walk-in closet. The main bathroom is equally impressive, featuring a tub/shower combination. The main level showcases a modern kitchen with sleek quartz countertops, a large island, a double sink, and newer SS appliances. Adjacent to the kitchen, you'll find a sophisticated library/office overlooking the living room, which is highlighted by a dramatic 15-foot cathedral ceiling. For your comfort, the home is fitted with a Central Air Conditioning system (installed in 2022) and a Forced Air Natural Gas Furnace (installed in 2021). The basement is designed for entertainment and relaxation, featuring a large recreation room perfect for hosting guests. Additionally, there are two bright and spacious bedrooms, a storage/cold room, and a laundry room roughed in for an additional bathroom. A large crawl space beneath the foyer and living room provides extra storage. The exterior of the home is equally impressive, with a double attached garage and a spacious driveway. The large, private, fully fenced backyard is perfect for outdoor activities, and includes a 16'x16' deck with a glass railing and a natural gas BBQ hookup. Children will love the playhouse and sandbox, while adults will appreciate the serene setting across from a golf course walking trail. Make sure you give your favorite agent a call so you can view this amazing family home for yourself!