



**48 Fairways Drive NW**  
**Airdrie, Alberta**

**MLS # A2138849**



**\$589,900**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, On Golf Course		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** n/a

Welcome home to 48 Fairways Drive, located in the quiet established community of Fairways, this home backs on the golf course. This immaculate bungalow offers 2 large bedrooms on the main floor, the primary room has an ensuite bathroom and main floor laundry in the hallway. Vaulted ceilings, bright open concept living room with a gas fireplace. Hardwood floors throughout. A great view from the kitchen to the backyard and golf course. Mature trees and landscaped yard with a large deck. The basement is ready for your design, with 4 egress windows it has potential to add 4 more bedrooms and plumbing roughed in for a bathroom. A double attached garage. Triple pane windows. Roof replaced in 2014. This bungalow is a must see