



2071 Fowler Road SW
Airdrie, Alberta

MLS # A2150630



\$649,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Welcome to this MOVE IN READY home in one of Airdrie's newest neighborhoods - Wildflower! This BRAND NEW HOME with a beautiful exterior and the BONUS of an EXTRA-LARGE GARAGE: perfect for a long truck/vehicle, a hobby area, workshop, motorbikes, storage and more! Inside, the home you will find high ceilings on the main floor, large windows for lots of natural light and knockdown ceilings throughout. The kitchen features quartz countertops, soft-close cabinet doors and drawers, designer cabinetry with lots of dedicated storage and stainless steel, ENERGY STAR® rated appliances. At the center of the kitchen is a large island with additional space for seating in addition to a generous dining space. This home has 3 bedrooms upstairs, 2 full bathrooms and a convenient separate laundry room! The primary bedroom boasts a spacious 5 pc ensuite including a double-sink vanity and a separate water closet for the toilet. The primary bedroom is complete with a large walk-in closet. The lower level is unspoiled and ready for your design ideas. This Smart home comes with Wifi features including lighting and security. The high-quality exterior material is a low maintenance cement board siding for enhanced durability against nature's elements. All builder and Alberta Home Warranties are transferable to the new owner. Residents can enjoy being within 5 km of picturesque walking trails and Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities. The community is just a 15-minute drive from CrossIron Mills Mall and less than 25 minutes from YYC International Airport. (Garage is L-shaped and measures 27 ft at the longest side and 21.5 ft at the shortest side. Width is 17 ft.)