



GRASSROOTS
REALTY GROUP

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64 Fairways Place NW
Airdrie, Alberta

MLS # A2164444



\$900,000

Division:	Fairways		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,918 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, No Neighb		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Pool table is negotiable		

Stunningly renovated walkout bungalow with over 3,800 sq. ft. of developed space on a huge pie lot backing onto the 2nd hole of Woodside Golf Club. Situated on a quiet cul-de-sac, this exquisite home has it all including a backyard oasis with over 7,700 sq. ft. of tranquil outdoor space. The open and airy main floor is perfectly situated around oversized windows that frame gorgeous views while simultaneously streaming in natural light. Culinary adventures are inspired in the chef's dream kitchen effortlessly balancing style with function, featuring stone countertops, a plethora of crisp white cabinets, stainless steel appliances, a gas stove, a centre island with a raised eating bar and a walk-through pantry for easy grocery unloading. A 3-sided fireplace creates a warm and inviting atmosphere in the dining room, encased in windows with access to the upper level deck for easy summer barbecues with a gas BBQ hook-up while watching the golfers go by. The other side of the fireplace invites relaxation in the living room where an entire wall of glass showcases those incredible views. Handy laundry and a 3-piece bathroom are also on this level as well as a tucked away den for a quiet work or creative space. Overlooking the golf course, the primary bedroom is a true owner's sanctuary with an extremely spacious layout, ambient ceiling lighting and a lavish ensuite boasting dual sinks, a deep soaker tub, a separate shower and a large walk-in closet. Descend the glamorous curved staircase to the walkout lower level - an entertainer's dream with a large rec room for games nights, a family room with a gas fireplace to gather around while watching a movie and a pub-style wet bar to refill snacks and drinks or hangout discussing the daily events. Heated floors add comfort to this lower level, which also includes grand 9's ceilings, 2

additional bright bedrooms, another full bathroom, and loads of storage. Walk out to the covered patio and enjoy lazy weekends unwinding. The ginormous, fully fenced yard has endless space for kids and pets to play and run and a built-in firepit enticing long summer nights roasting marshmallows under the stars. An irrigation system keeps the landscaping lush and low maintenance, while a small dog run off the garage provides added convenience for pet owners. The heated, insulated double garage keeps vehicles warm and storage protected year-round. Exceptionally located on the west side of Airdrie in this picturesque golfside community surrounded by extensive pathways and mere minutes to schools and every amenity. Truly an unbeatable location for this beautifully renovated and luxurious home!