



**2369 Fairways Circle NW
Airdrie, Alberta**

MLS # A2169132



\$799,900

Division:	Fairways		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hot Tub and Accessories, TV Mount in Home Gym, Alarm System with Exterior Cameras (no contract)

A rare opportunity awaits with this beautifully maintained, fully finished bungalow backing onto the prestigious Woodside Golf Course. Offered by its original owners, this custom-built McKee Home boasts just over 2,900 sq ft of thoughtfully designed living space, blending modern updates with timeless elegance. This exceptional property features 4 bedrooms (2 up, 2 down), plus a versatile gym/craft/home office space, and 3 full bathrooms. Situated on a quiet street in a mature neighborhood, this home offers privacy, tranquility, and beautifully landscaped surroundings. The stunning south-facing backyard is a serene retreat, featuring a cedar deck, relaxing hot tub, and a stamped concrete patio — ideal for morning coffee, or summer evenings spent with friends. The lush landscaping with mature trees and perennials, provides a peaceful setting overlooking the golf course, and if your lucky, some wildlife viewings. The heart of the home is the beautifully updated kitchen, featuring quartz countertops, upgraded appliances, a stylish backsplash, and generous cupboard and counter space. Sleek vinyl plank flooring flows throughout the kitchen and dining area, which opens directly to the deck and hot tub — the perfect spot to unwind while taking in those stunning golf course views. The inviting living room offers a comfortable yet sophisticated space with oversized windows that frame picturesque views. The main floor hosts two bedrooms, including a spacious primary retreat with a walk-in dressing room and a spa-inspired ensuite featuring an oversized tile shower and double sinks. A second bedroom (or home office), a second full bath, a well-designed mudroom with bench and storage, and access to the double attached garage complete this level. The developed, sunshine basement expands your living space with two additional bedrooms, a flexible gym or

craft room, laundry room, great storage, and a generous rec/family room — perfect for movie nights, games, or gatherings. The abundance of windows ensures this lower level feels bright and inviting. Recent updates include a newer furnace (2018), shingles (2014), kitchen, main floor carpet & Lvp floor, kitchen appliances, enusite, main floor bath (except toilet and tub), and mud room cabinetry (2017) — ensuring this home is move-in ready and designed for modern living. This location provides quick access to major routes offers effortless connectivity. Nearby amenities, schools, and walking paths add to the home's convenience and appeal. This rare gem combines modern style, exceptional craftsmanship, great neighbors, and a prime golf course location — a truly special place to call home.