



**GRASSROOTS**  
REALTY GROUP

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**1083 Fowler Road SW**  
**Airdrie, Alberta**

**MLS # A2181226**



**\$529,900**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Kitchen Island, Granite Counters, Pantry, Open floor plan, Smart Home

A beautifully designed front garage home with an open floorplan. This home is perfect for a family or a young couple or someone looking to downsize. Tasteful interiors with a Hardie Board exterior. Living in wildflower gives you access to a naturalized pond, harvest park, scenic look out points, future hill side hub and a school site. The community will also have Airdrie's first outdoor swimming pool. Photos are representative.