



**25 Farries Drive SE  
Airdrie, Alberta**

**MLS # A2191028**



**\$1,599,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,500 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway, Electric Gate,		
<b>Lot Size:</b>	1.97 Acres		
<b>Lot Feat:</b>	Back Yard, City Lot, Creek/River/Stream/Pond, Landscaped, Lawn, Private, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers		

**Inclusions:** Back-Up Generator

Hurry! Don't miss this rare opportunity to own a property of this calibre within the city of Airdrie. From the moment you drive through the gates, you'll fall in love with this private, treed, two-acre oasis complete with a small pond. The fully fenced lot features over 200 trees and fruit bushes and feels like an urban park. The front foyer leads you to the living room with an attached dining area boasting beautiful hardwood floors and the warmth of a gas fireplace. The kitchen features beautiful S/S appliances including a five-burner gas stove, built-in ovens, and a full-sized side-by-side fridge and freezer, and stone counters. Just off the kitchen, the sunken family room provides a second fireplace and sitting area, with access to the back deck. The front foyer also provides access to the staircase which leads up to the open landing where you'll find the master suite, a massive bonus room, and two generously sized bedrooms. The main bath includes a large jetted tub for the whole family to enjoy. From the master suite, you have access to the large balcony with South exposure overlooking the backyard, perfect for enjoying your morning coffee or warm summer evenings. The lower level is fully developed and offers additional living space, ideal for movie nights, gym space, or guests. The convenience of another 3-piece bathroom and additional storage space are perfect for the family. In addition to the double attached garage (21'x 20'), and oversized heated double detached garage (32'x 24'), there's an amazing heated shop space (51'x 31') that allows for a workshop, home office, additional vehicle or RV storage. This home comes equipped with an emergency power backup generator and central air. The home is close to shopping, schools, and just minutes from all the amenities of

the city. Take advantage of the rare opportunity to experience private estate living within the city of Airdrie with paved access.