



GRASSROOTS
REALTY GROUP

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2026 Fowler Road SW
Airdrie, Alberta

MLS # A2211275



\$799,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Pie Shaped Lot		

Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning, newly built 5 bedroom home on a 58 ft wide lot in the vibrant Wildflower community of Airdrie, featuring the city's first outdoor pool and a clubhouse for your enjoyment! Offering over 2,700 sq. ft. of open living space, this home impresses with soaring ceilings, high-end finishes, and smart home technology. All electricity switch connections are wireless and can be integrated with the home's smart features. The main floor boasts a versatile layout with a foyer, living room, a spacious dining area, a guest bedroom with a full bath, an office workstation, and a chef's kitchen complete with a refrigerator with built-in waterline and ice-maker, quartz countertops and premium appliances. Upstairs, the luxurious primary suite features an ensuite and an oversized walk-in closet, along with an additional ensuite bedroom, plus two more generous bedrooms with a shared bath. A spacious family room completes the upper level, offering panoramic city views. The bright, sunshine basement comes with many upgrades including 9 ft ceilings, large windows, laundry/bath rough-ins, a separate entrance and potential for an 850 sq. ft. space - ideal for guests or family, subject to city approval. Enjoy summer evenings on the wooden deck, and take advantage of the generous double garage. This home offers everything for a modern, connected lifestyle!

Remarks - No RPR available due to new build - title insurance will be provided. Property taxes yet to be assessed. HOA payments TBD upon completion of the HOA building and will include access to the outdoor pool, hot tub, amenities building, party room, pump track, 5km of bike paths and playgrounds. Builder will complete all outdoor seasonal work. Please book showings through SHOWING TIME.