



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

151 Fairways Drive NW
Airdrie, Alberta

MLS # A2211510



\$648,800

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Gazebo, Landscaped, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden shed and the following are negotiable: Patio furniture, BBQ, Fire table, Various lawn maintenance equipment

This lovingly cared for home checks all the boxes! Located in the heart of the golf course community of The Fairways, this FOUR bedroom FOUR bathroom home offers over 2400 Sqft of developed living area. Many of the recent improvements to the home include COMPLETE kitchen renovation, all railings have been updated, all interior doors are newer white 3-panel shaker style doors, newer patio door to back deck, updated fireplace surround, furnace replaced in 2019, newer back fence, and more! The main level features a large welcoming foyer, contemporary kitchen with built-in appliance and quartz countertops, living room warmed by an updated fireplace, cozy dining nook, mudroom with laundry, and a large 2-Pc powder room. Upstairs has a large bonus room with loads of windows and vaulted ceiling, spacious primary bedroom with a walk-in closet and 4-Pc ensuite, 2 additional bedrooms, and a 4-Pc bathroom. The basement is fully developed, and has a large family room, 4th bedroom, and 3-Pc bathroom. You'll love the CENTRAL A/C for those "dog days of summer" that are right around the corner and the double attached garage with a man door from the garage to the side yard, an EXTRA WIDE driveway that can easily fit 3 cars. The Fairways is a well established and family-oriented neighborhood and this wonderful home is within walking distance to 3 schools. You would be proud to call this home...YOUR HOME!