



GRASSROOTS
REALTY GROUP

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1050 Fowler Road SW
Airdrie, Alberta

MLS # A2218388



\$749,930

Division:	Key Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/A
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The Damon model features a 9' knockdown ceiling on the main floor and a 9' basement ceiling, offering spacious living throughout. The executive kitchen is equipped with a gas cooktop, built-in stainless steel appliances, undermount sink, water line to fridge, walk-in pantry, and chimney hood fan. A main floor flex room provides additional versatility. Quartz countertops with undermount sinks are found throughout the home, while Luxury Vinyl Plank (LVP) flooring is featured on the main floor and all wet areas. The great room is highlighted by an electric fireplace with a painted ledge. The upper floor features a bonus room, and the 5-piece ensuite offers a walk-in shower with tiled walls and bench, soaker tub, dual undermount sinks, and private WC. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025.