



GRASSROOTS
REALTY GROUP

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709 Fairways Green NW
Airdrie, Alberta

MLS # A2225499



\$750,000

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours Bo		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: Basement Projector, Projector Screen, 4 Theatre Speakers & Receiver, 3 Theatre Chairs, Basement Rec Room Black Couch, 3 Stools at Kitchen Eating Bar, Rear Yard Gazebo, Rear Yard Play Set, Alarm-no contract, Main Floor T.V. Mount, Storage Shed

STOP the car!! Welcome to the perfect blend of comfort, function, and style in this turn-key, fully finished two-storey family home nestled on a quiet street in the desirable Fairways community. With 4 bedrooms, 3.5 bathrooms, over 3,300 sqft of total living space, and loaded with thoughtful elegant upgrades, this home truly has it all! The charming exterior features a freshly painted covered front porch, exposed aggregate driveway, and classic curb appeal. Inside, you're greeted by rich hardwood floors, large windows, and a flowing main floor layout. A main floor den offers a quiet space to work from home, while the open living room centers around a cozy gas fireplace. The spacious custom kitchen features plenty of drawers and cabinet space, under-cabinet lighting, high-end stainless steel appliances, walk-in pantry, and a central island with a raised eating bar and built-in shelving. Bonus: a central vac kick-plate at your feet for easy cleanup! Adjacent to the kitchen, a vaulted ceiling dining area opens via sliding doors to your sunny SOUTH-facing backyard & showcasing a two-tiered composite deck, BBQ gas line, gazebo, shed, and play structure & all included! It's a backyard built for both quiet mornings and summer entertaining. The mudroom is smartly designed with a custom rustic built-in locker, half bath, laundry area with cabinetry, counter space, and access to the double attached garage which offers a side man door. Upstairs you'll find a spacious vaulted bonus room, 3 bedrooms & one with a unique custom wrap-around ledge & a serene primary retreat complete with ceiling fan, walk-in closet, and a spa-like 5-piece ensuite: dual separate quartz vanities with his/her sinks, large soaker tub with wand, walk-in shower, and a separate water closet with door. Another full 4-piece bathroom with linen storage

completes the upper floor. The fully finished basement is a dream for entertainers and sports fans alike: an oversized rec room, built-in speaker system, mini jumbotron, and 3-sided gas fireplace set the stage. Enjoy a dedicated theatre room with projector, screen, 3 theatre chairs, and surround sound — all included — plus a wet bar with beverage cooler, a 4th bedroom, 3-piece bath, and large storage/mechanical room. Bonus features: central air conditioning, central vac, water softener, and a great location close to schools, parks, golf, shopping, medical, restaurants, and pathways. This is the ideal family home for those looking for character and who love to entertain and want a turn-key lifestyle in one of Airdrie's most beloved communities.