



GRASSROOTS
REALTY GROUP

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140 Fairways Drive NW
Airdrie, Alberta

MLS # A2293896



\$558,000

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: None

PRICE REDUCED! - Welcome to Fairways in Airdrie, ideally located near the beautiful Woodside Golf Course. This spacious and well-appointed home offers comfort, style, and functionality for the whole family. The large living room features a cozy gas fireplace with a granite hearth and upgraded maple mantle, creating a warm and inviting gathering space. The kitchen is designed for both everyday living and entertaining, complete with granite countertops, stainless steel appliances, and an island with seating for two. Enjoy sunny mornings in the bright breakfast nook overlooking the fully landscaped backyard. The main floor also includes a convenient mudroom/laundry room combination and a 2-piece powder room. Upstairs, you'll find two generously sized bedrooms, a full main bathroom, and a spacious primary retreat featuring a walk-in closet and ensuite with a deep soaker tub and separate shower. The fully developed walk-up basement adds even more living space, offering a den, an additional bedroom, a bathroom with shower, and a large family room with a second gas fireplace — perfect for movie nights or hosting guests. Previously operated as a fully permitted spa and aesthetics clinic approved by the City of Airdrie, the walk-up basement also presents excellent home business or potential opportunities. Stay comfortable all summer with central air conditioning. With exceptional space, thoughtful upgrades, and an excellent location, this home offers outstanding value. Don't miss your opportunity to view this fantastic property!