



GRASSROOTS
REALTY GROUP

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167 Fairways Drive NW
Airdrie, Alberta

MLS # A2297925



\$559,900

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Slope		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: TV & wall mount in Bedroom #2, TV & wall mount in basement, larger pergola on deck off kitchen

Step into a home that immediately feels warm, bright, and inviting. The open floor plan creates a seamless flow between the kitchen, dining, and living areas—perfect for both everyday living and entertaining. Sunlight pours in through large windows, filling the home with natural light and giving it an airy & open feel. The kitchen sits at the heart of the home, featuring a spacious island that invites gathering—whether it’s morning coffee, casual meals, or hosting friends. The eating area is spacious and surrounded by windows. The comfortable living room where you can relax, unwind, and still feel connected to everything around you. Off the kitchen to your oasis of a backyard with mature trees, landscaping, a large deck with pergola perfect for relaxing, or entertaining and enjoying the western sky. Did I mention no back neighbors? Back deck is ready for a hot tub with all connections present. Upstairs, you’ll find three well-sized bedrooms, including a cozy primary retreat designed for rest and privacy. It has a walk-in closet and an 4 piece ensuite that boasts a soaker tub and separate tiled shower. The bonus room adds flexibility—ideal for a family lounge, home office, or playroom—giving everyone their own space to enjoy. Downstairs, the developed basement (with rough-in bath) expands your living area even further. It’s the perfect spot for movie nights, a home gym, or a guest space—whatever suits your lifestyle best. Altogether, this home blends comfort, space, and functionality with a bright, welcoming atmosphere that makes it easy to imagine making this your next home. Ideally located providing quick and easy access to Highway #2 and Calgary. Close to school, parks, playgrounds, Woodside golf course, and shopping! And now, a brand new hot water tank!!

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