



**1047 Fowler Road SW  
Airdrie, Alberta**

**MLS # A2302522**



**\$741,571**

<b>Division:</b>	Key Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,351 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

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

**Inclusions:** n/a

Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features included. Welcome to this beautifully designed home backing onto greenspace with a desirable west-facing backyard, offering the perfect blend of comfort, style, and functionality. The executive kitchen features built-in stainless steel appliances, a chimney hood fan, gas cooktop, waterfall island edge, pendant lighting, and a walk-in pantry—ideal for everyday living and entertaining. The main living area is complemented by a cozy electric fireplace, while double doors open to a versatile flex room. Upstairs, enjoy a bright vaulted bonus room and a spacious primary retreat with a 5-piece ensuite showcasing a fiberglass base shower with tiled walls, niche, and a bank of drawers, along with tile flooring carried throughout all bathrooms and the laundry room. Additional highlights include paint grade railing with iron spindles, added basement windows, a side entrance, and 9’ basement wall height—perfect for future development. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Some photos are representative.