



2386 fairways Circle NW  
Airdrie, Alberta

MLS # A2308363



**\$679,000**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,982 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Linoleum, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully renovated family home in the sought-after community of Fairways! From the moment you step inside, you'll appreciate the bright open-concept design, spacious foyer, and elegant formal living and dining areas. The stunning kitchen features quartz countertops, newer appliances, and floor-to-ceiling cabinetry, flowing seamlessly into the cozy family room with a gas fireplace, custom wood panelling, and a striking wooden mantel. Enjoy indoor-outdoor living with a covered rear deck overlooking the large private backyard and oversized storage shed. The main floor also offers a convenient laundry/mud room, 2-piece bath, and direct access to the double attached garage. Upstairs you'll find a spacious bonus room filled with natural light, two generous bedrooms, a full bathroom, and a beautiful primary retreat complete with a walk-in closet and 4-piece ensuite. The fully developed basement is perfect for entertaining, a home gym, or teen hangout space, featuring exposed beams, wood accents, a renovated 3-piece bathroom, and an additional bedroom or home office. Ideally located close to Woodside Golf Course, parks, schools, and amenities, this exceptional home showcases quality renovations, functional design, and timeless style. A must-see property that won't last long!