



**167 Fairways Close NW
Airdrie, Alberta**

MLS # A2317557



\$658,800

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Street Lighting,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	All window coverings		

****RV PARKING ALERT**** This gem of a home has been lovingly maintained by the current owners and is now ready for the next family to create their own fond memories! Situated on a large corner lot with mature trees and shrubbery, underground sprinklers, and the rarely available RV parking with a sliding gate! Over 2500 Sq Ft of developed living area featuring energy efficient Low-E triple glazed windows on the main and upper levels (2019), bathroom updates (2021) brand new LVP flooring and carpets (2026), freshly painted (2026), complete kitchen update (2021) with marble countertops, contemporary and stylish backsplash, soft close drawers and cupboards, pass-through cupboards in the island, and a new Bosch dishwasher (2026). Located in the highly desirable golf course community of The Fairways and a short walk to 3 schools, soccer fields, playgrounds, and miles of pathways meandering through several communities. This home is in immaculate move-in condition. You would be proud to call this home...Your Home!