



GRASSROOTS
REALTY GROUP

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111, 55 Fairways Drive NW
Airdrie, Alberta

MLS # A2320136



\$405,000

Division:	Fairways		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,091 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street,		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular L		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: Window Coverings

****EARLY SUMMER SPECIAL!**** Turning from this QUIET neighbourhood street & coasting through this SERENE, tree-lined complex, you begin to have HOPE. Stepping from your car, your heart skips a beat as you gaze at this ATTRACTIVE townhome. Ascending a few short stairs, the expansive BRIGHT main living space opens before you. You turn your head toward the INVITING kitchen, & it brings a smile to your face as you imagine preparing family feasts here—the perfect retreat for the CHEF-AT-HEART. Looking over the eating bar and past the WELCOMING dining area, the COMFORTABLE & HUGE living room grabs your attention. You imagine ENJOYING evenings by the fireplace visiting with family and friends. You have trouble believing this room is so HUGE & washed with so much NATURAL LIGHT! One step onto the deck & you imagine RELAXING BBQs with friends, surrounded by green lawns and trees. Just a few steps up, the MASTER RETREAT opens before you. How cool that it sits slightly removed from the rest of the home, creating a wonderfully PRIVATE escape. Exploring the lower level, you discover an OPEN space perfect for exercising or a RELAXING family room. Two more BRIGHT bedrooms & a second FULL BATH complete this space. But wait, there’s more—never scrape windows again when you park in your very own CONVENIENT ATTACHED GARAGE. This is the PERFECT FIT for young families & downsizers alike. All this can be yours for just \$20,485 down & \$2,018.83/month (O.A.C.). Book your PRIVATE SHOWING today & make this the season you come home to COMFORT AND STYLE!