



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2030 Fowler Road SW
Airdrie, Alberta

MLS # A2343674



\$749,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,687 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

!!!\$50,000 Price Drop!!! Welcome to this spacious four-bedroom home in the growing community of Wildflower, offering nearly 2,700 sq. ft. of above-grade living space, an attached double garage and an unfinished basement with a separate side entrance. The main floor welcomes you with a bright foyer and luxury vinyl plank flooring that flows throughout the open-concept living spaces. At the heart of the home, the kitchen features quartz countertops, a large central island with seating, extensive cabinetry, stainless steel appliances, a tiled backsplash and a convenient walk-through pantry connecting to the mudroom and garage. The adjoining dining area is filled with natural light and provides direct access to the rear deck, while the comfortable family room is centred around a modern fireplace. A powder room completes the main level. Upstairs, a generous bonus room provides the perfect setting for family movie nights, a playroom or a second lounge. The spacious primary retreat includes a large walk-in closet and a private five-piece ensuite with dual sinks. Three additional bedrooms, a full four-piece bathroom and a dedicated upper-floor laundry room complete this well-designed level. The unfinished basement offers approximately 984 sq. ft. of additional space and, with its separate side entrance, provides excellent potential for a recreation room, home gym, additional bedrooms or future development, subject to municipal approval. Life in Wildflower includes exclusive access to The Hillside Hub, where residents can enjoy Airdrie's first outdoor swimming pool, a hot tub, an open-air sports court and thoughtfully designed indoor and outdoor gathering spaces. Surrounded by parks and pathways, with convenient access to shopping, daily amenities and major routes, this home offers the space, flexibility and community-focused lifestyle today's

families are looking for. Book your private showing today.