



THE
A-TEAM

**RE/MAX
FIRST**

41 FARRIES Drive, Airdrie T4B 2A4

MLS® #: **A2133831** Area: **NONE** Listing Date: **05/21/24** List Price: **\$1,799,999**
 Status: **Active** County: **Airdrie** Change: **-\$89k, 05-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **86,248 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,907**
 Low Sqft:
 Ttl Sqft: **5,907**

DOM

35
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **3**
 Garage Sz: **4**

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air**
 Sewer: **Septic Tank**
 Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction: **Concrete, Stucco, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`3"	Bonus Room	Main	17`1" x 13`8"
Den	Main	13`3" x 15`10"	Dining Room	Main	17`9" x 12`3"
Family Room	Main	20`11" x 28`0"	Kitchen	Main	13`10" x 8`4"
Kitchen	Main	16`4" x 15`6"	Living Room	Main	25`0" x 14`11"
Mud Room	Main	7`11" x 13`2"	Office	Main	5`11" x 10`1"
4pc Ensuite bath	Upper	7`10" x 4`11"	4pc Ensuite bath	Upper	7`10" x 4`11"

5pc Ensuite bath Upper 11`6" x 4`11"
Bedroom Upper 16`1" x 11`10"
Bedroom Upper 16`4" x 15`2"
Laundry Upper 8`3" x 7`10"
Bedroom - Primary Upper 20`11" x 26`7"
Walk-In Closet Upper 10`11" x 6`5"
Walk-In Closet Upper 7`11" x 6`0"

Legal/Tax/Financial

5pc Ensuite bath Upper 16`3" x 12`0"
Bedroom Upper 15`10" x 11`10"
Bedroom Upper 20`11" x 15`1"
Loft Upper 20`9" x 14`5"
Walk-In Closet Upper 10`2" x 6`5"
Walk-In Closet Upper 7`11" x 5`11"
Walk-In Closet Upper 7`8" x 13`8"

Title: **Fee Simple**
 Legal Desc: **1211689**

Zoning: **RR-2**

Remarks

Pub Rmks: Step into the extraordinary realm of this 2-acre estate nestled within Airdrie's city limits. Be greeted by the grandeur of a 20-foot foyer, setting the tone for unparalleled luxury. The main floor unfolds gracefully, boasting an open-plan design adorned with a captivating feature wall, lofty 10-foot ceilings, and bespoke custom wallpaper. Discover two inviting living rooms, each warmed by floor-to-ceiling gas fireplaces with custom mantles, along with an office/den. Transition seamlessly to the elegant dining room bathed in natural light. At the heart of the home lies the oversized chef's kitchen, a culinary haven featuring an extra-large island and a custom seating area. A flexible back room adds to its functionality, complemented by a convenient spice kitchen accessed through a custom Barn Door. Ascend to the second floor to find a spacious bonus room and four carefully curated bedrooms, three of which are primary suites, each boasting indulgent features like walk-in closets and luxurious bathrooms. Enjoy the comfort of a sumptuous soaker tub and oversized walk-in shower in the main primary suite, complete with an electric fireplace. The upper level also houses a spacious laundry room and bonus room. Venture to the basement, where two bedrooms promise comfort and privacy, with the lower level partially finished to unveil additional delights such as framed bathrooms, walk-in closets, a recreational room, and a theatre room. Situated on a sprawling 2-acre property, this estate offers ample outdoor space for relaxation and recreation. Despite its expansive surroundings, it maintains close proximity to the vibrant city of Airdrie, ensuring easy access to highways and nearby amenities. Call today to make this extraordinary property yours!

Inclusions: **NA**
 Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













