



THE
A-TEAM

**RE/MAX
FIRST**

48 FAIRWAYS Drive, Airdrie T4B 2P5

MLS®#: **A2138849** Area: **Fairways** Listing Date: **06/08/24** List Price: **\$589,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 26-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,260**
Lot Information Low Sqft:
 Lot Sz Ar: **4,779 sqft** Ttl Sqft: **1,260**
 Lot Shape:

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,On Golf Course**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 4`10"	Living Room	Main	18`1" x 24`1"
Dining Room	Main	4`8" x 10`8"	Kitchen	Main	10`9" x 13`3"
Pantry	Main	2`8" x 3`9"	Bedroom	Main	9`1" x 11`7"
4pc Bathroom	Main	5`0" x 8`9"	Laundry	Main	4`10" x 4`10"
Bedroom - Primary	Main	10`11" x 14`11"	4pc Ensuite bath	Main	10`3" x 6`0"
Furnace/Utility Room	Basement	34`11" x 31`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9912655

Remarks

Pub Rmks: **Welcome home to 48 Fairways Drive, located in the quiet established community of Fairways, this home backs on the golf course. This Immaculate bungalow offers 2 large bedrooms on the main floor, the primary room has an ensuite bathroom and main floor laundry in the hallway. Vaulted ceilings, bright open concept living room with a gas fireplace. Hardwood floors throughout. A great view from the kitchen to the backyard and golf course. Mature trees and landscaped yard with a large deck. The basement is ready for your design, with 4 egress windows it has potential to add 4 more bedrooms and plumbing roughed in for a bathroom. A double attached garage. Triple pane windows. Roof replaced in 2014. This bungalow is a must see**

Inclusions:
Property Listed By: **n/a**
One Percent Realty

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







