



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 FAIRWAYS Close, Airdrie T4B 2P4**

MLS® #: **A2144996**

Area: **Fairways**

Listing Date: **07/25/24**

List Price: **\$574,999**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1999**

Finished Floor Area  
Abv Sqft: **1,826**  
Low Sqft:  
Ttl Sqft: **1,826**

DOM

**53**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **4,623 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Street Lighting,Private,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	10`7" x 7`10"	Bedroom	Main	10`6" x 13`7"
Dining Room	Main	14`1" x 8`2"	Kitchen	Main	12`2" x 8`8"

**Family Room**  
**4pc Bathroom**  
**Bedroom - Primary**  
**Bedroom**  
**Furnace/Utility Room**

**Main**  
**Upper**  
**Upper**  
**Upper**  
**Basement**

**18`1" x 21`8"**  
**5`0" x 8`0"**  
**10`7" x 16`5"**  
**10`6" x 11`6"**  
**10`10" x 5`8"**

**Living Room**  
**4pc Ensuite bath**  
**Bedroom**  
**Game Room**

**Main**  
**Upper**  
**Upper**  
**Basement**

**12`1" x 20`6"**  
**10`7" x 5`0"**  
**10`6" x 9`11"**  
**16`7" x 20`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9910023**

Zoning:  
**R1**

Remarks

Pub Rmks:

**A move-in ready four-level split home with four bedrooms, a double garage and sunny backyard offers a unique and spacious layout that provides so much flexibility. At the top level, you'll find the three spacious bedrooms including the primary suite with four piece ensuite and walk in closet. There is also a second full bath. The main level serves as the heart of the home, featuring the kitchen, dining room, and living room. This open-concept area is perfect for family gatherings and entertaining guests, with large windows that fill the space with natural light and provide views of the sunny backyard. A few steps down from the main level is the walkout level, where you'll find the family room with corner fireplace. This space offers a more casual atmosphere and direct access to the backyard, seamlessly blending indoor and outdoor living. The fourth bedroom, laundry and half bath are also on this level. Finally, the fourth level offers additional living space, often used as a rec room. It provides flexibility for various activities such as a play area, home gym, or hobby space, enhancing the overall functionality of the home. Overall, this home design not only maximizes space but also provides distinct areas for different aspects of daily living, making it both practical and comfortable for modern families. Carpet will be replaced prior to possession. The buyer would have the option to choose colour.**

Inclusions:  
Property Listed By:

**None**  
**Royal LePage Benchmark**

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