



THE
A-TEAM

**RE/MAX
FIRST**

103 FAIRWAYS Close, Airdrie T4B 2P4

MLS®#: **A2145108**

Area: **Fairways**

Listing Date: **06/27/24**

List Price: **\$625,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 29-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1999**
Lot Information
Lot Sz Ar: **5,575 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,199**
Low Sqft:
Ttl Sqft: **1,199**

DOM

81
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

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

Access:
Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 10`5"
Breakfast Nook	Main	13`6" x 6`11"
Other	Basement	11`7" x 11`0"
Flex Space	Basement	10`10" x 9`1"
Bedroom	Main	10`2" x 9`3"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	11`8" x 10`11"
Dining Room	Main	15`5" x 13`11"
Game Room	Basement	22`6" x 21`4"
Bedroom - Primary	Main	12`8" x 12`3"
Bedroom	Main	10`10" x 9`3"
4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910023

Zoning:
R1

Remarks

Pub Rmks:

THIS LOVELY HOME HAS TO BE SEEN TO BE APPRECIATED - IMMACULATE - FRESHLY PAINTED, NEW LIGHTING, NEW FLOORING ON MAIN (Option to change carpet on Lower Level if desired), EXCELLENT CONDITION, PRIDE OF OWNERSHIP, and more! Let's work a deal on this Great Home that is walking distance to 2 Elementary Schools and a Middle School and has Incredible Curb Appeal as the Original Owners have lovingly tended to the Landscaping from the moment they built this Home. When you arrive, you will notice the Abundance of Trees, the Vinyl Fencing, the Curb Edging around the Flowerbeds and how it is walking distance to 3 Schools (2 Elementary and 1 Middle). The Home has been Freshly Painted, has New Flooring on the Main Level, New Lighting and is Air Conditioned. The Main Level has a spacious Living Room with great windows and a Gas Fireplace. The Kitchen has an abundance of Cabinetry and the Breakfast Nook can hold a large table. There is access to the South Facing Deck from the Kitchen and the Primary Bedroom. The Primary Bedroom can hold a King Suite, has a walk-in closet, and a 4 pc Ensuite with Jacuzzi Tub. There are 2 additional Bedrooms and a Full Bathroom on the Main Level. The Lower level is designed like a Log Home with custom woodwork throughout including a Built-in Wooden Desk, and a Large Wet Bar. The Recreation Room is has Sunshine Windows and a Corner Fireplace with fan - It is full of Character and is Unique and Comfortable. The Lower level also has a Flex Room that was used as a Gym but could be a 4th Bedroom, a room with rough in plumbing for a future bathroom, and a large Utility Room with Laundry. The exterior is Fully Fenced, has a Cherry and Apple tree, Storage Shed and the Massive 26'3" x 11'11" Deck so you can enjoy all those Summer Days. This special home is Ready for a Quick Possession if needed. Make sure to watch the video on MLS or Realtor.ca. Let's make this your Home!

Inclusions:
Property Listed By:

**Vacuum System with all Attachments, Storage Shed, Bar Stools and Bench in Recreation Room.
RE/MAX Rocky View Real Estate**

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