



THE
A-TEAM

**RE/MAX
FIRST**

2095 FOWLER Road, Airdrie T4B0B7

MLS®#: **A2162171**

Area: **Bayview**

Listing Date: **09/04/24**

List Price: **\$584,900**

Status: **Active**

County: **Airdrie**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,225 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

DOM

77
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Upper	
Kitchen	Main	9`10" x 17`3"
Bedroom - Primary	Upper	13`6" x 13`6"
Living Room	Main	13`0" x 9`8"

Room	Level	Dimensions
4pc Ensuite bath	Upper	
Nook	Main	12`0" x 11`6"
Bedroom	Main	13`0" x 10`6"
Bedroom	Upper	10`6" x 10`2"
Dining Room	Main	13`0" x 17`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

TBD

Remarks

Pub Rmks: **A beautifully designed front garage home with an open floorplan. This home is perfect for a family or a young couple or someone looking to down size. Tasteful interiors with a Hardie Board exterior. Living in wildflower gives you access to a naturalized pond, harvest park, scenic look out points, future hill side hub and a school site. The community will also have Airdrie's first outdoor swimming pool. Photos are representative.**

Inclusions: **N/A**

Property Listed By: **Bode Platform Inc.**

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







