



THE
A-TEAM

**RE/MAX
FIRST**

103 FAIRWAYS Drive #21, Airdrie T4B 2Y5

MLS® #: **A2164876**

Area: **Fairways**

Listing Date: **09/13/24**

List Price: **\$469,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2002**
Lot Information
Lot Sz Ar: **2,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,042**
Low Sqft:
Ttl Sqft: **1,042**

DOM

6
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey,Side by Side**

Access:
Lot Feat: **Back Yard,Landscaped**
Park Feat: **Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 13`4"
Dining Room	Main	15`8" x 12`4"
Bedroom - Primary	Main	12`7" x 11`1"
Bedroom	Basement	15`5" x 7`3"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	21`2" x 7`8"
Game Room	Basement	12`6" x 11`5"
Bedroom	Basement	13`7" x 12`7"
2pc Bathroom	Main	
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$334

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0210938**

Remarks

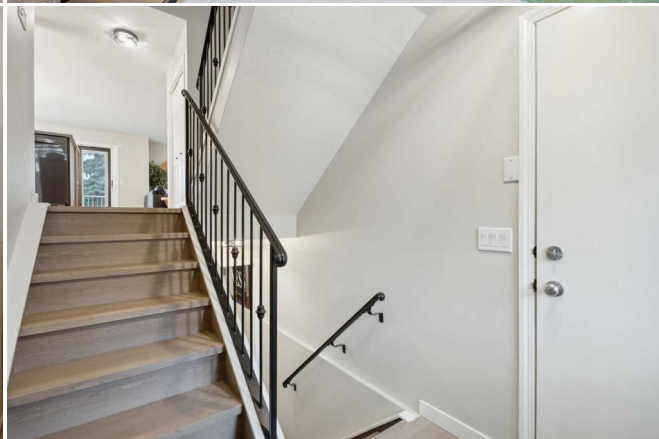
Pub Rmks: **Better than new! This spectacular air-conditioned one-and-a-half-storey property is in mint condition and is ready for new owners. Situated in a quiet 18+ community, you'll appreciate the mature trees and the meticulous landscaping. This home is an end unit with a paved driveway and a single attached garage. Inside, you'll love the neutral tones, the updated vinyl plank flooring, and the metal railings. On the main level, you'll marvel at the stunning new modern kitchen that includes charcoal cabinetry, a quartz backsplash with matching countertops and rich stainless steel appliances. Custom woodwork, updated light fixtures, and an open-concept layout create an inviting atmosphere. The living room has a corner gas fireplace that adds ambiance & warmth on winter evenings. The spacious dining room offers versatility and can accommodate large family dinners. A functional two-piece bath is tucked just off the living space. French doors lead out to the private backyard, with a deck for barbequing and a new lower patio for entertaining. Back inside and heading up a small set of stairs, you will discover the primary suite. Generously sized and tucked away from the living area, this feels like a private oasis. A sliding barn door leads to the 4 piece ensuite that boasts a new dual sink vanity and a tub/shower combo. The basement is fully finished with plush carpeting. Two additional bedrooms, a living room, and a 4 piece bath maximize the functionality of the floor plan. Additional updates include a new furnace, water heater, and central air conditioning, as well as custom window coverings, all new vanities and toilets. Pet-friendly complex, but no more than 2 pets are allowed.**

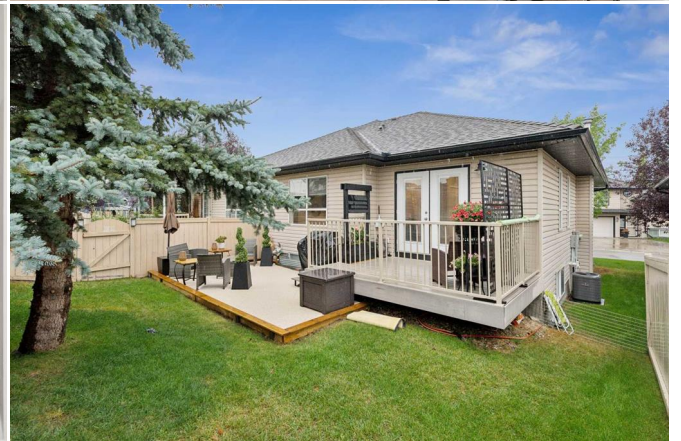
Inclusions: **N/A**
Property Listed By: **CIR Realty**

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



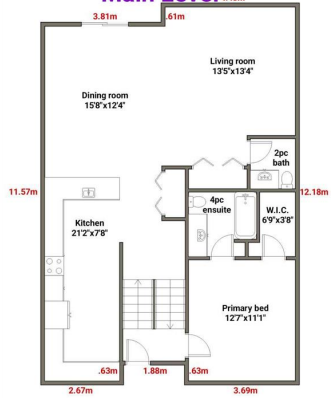








Main Level 4.43m



Basement 3.98m

