



THE
A-TEAM

**RE/MAX
FIRST**

103 FAIRWAYS Drive #29, Airdrie T4B 2Y5

MLS® #: **A2165724**

Area: **Fairways**

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

List Price: **\$475,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Airdrie**
Year Built: **2002**

Lot Information
Lot Sz Ar: **3,406 sqft**
Lot Shape:

Access:
Lot Feat: **Corner Lot,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,217**
Low Sqft:
Ttl Sqft: **1,217**

DOM

6
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	
Bedroom	Main	9`0" x 12`6"
Kitchen	Main	10`6" x 12`8"
Dining Room	Main	13`10" x 8`0"
Bedroom	Basement	12`1" x 12`0"
3pc Bathroom	Basement	

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom - Primary	Main	13`10" x 13`10"
Living Room	Main	13`11" x 19`9"
Foyer	Main	6`11" x 7`1"
Bedroom	Basement	12`5" x 12`1"
Game Room	Basement	26`5" x 16`4"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0210938**

Remarks

Pub Rmks: **A rare Fenced Corner Bungalow with an attached Double Garage in the sought-after adult living community of West Point Villas! This low-maintenance home, located in the Fairways neighborhood, offers 4 bedrooms, 3 baths, and over 2,000 sq. ft. of developed living space including a fully finished lower level. The large foyer greets you with high ceilings, and just steps away, you'll find a beautifully designed kitchen. The open main floor is perfect for entertaining, with ample space for a formal dining area and a cozy living room featuring a fireplace—ideal for gatherings. The king-sized master suite includes a 3-piece ensuite with a tiled walk-in shower and a walk-in closet. The spacious second bedroom provides plenty of closet space. The fully finished lower level offers a third bedroom with an open closet, a fourth bedroom/office, an expansive recreation room, a 3-piece bathroom, a utility room with a sink, and abundant storage. The double garage features two doors with openers and ample storage space. Outside, the fenced yard is perfect for pets enjoying one of the largest yards in the complex. The large 24-foot composite deck enjoys plenty of sunlight!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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











