



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**817 FAIRWAYS Green, Airdrie T4B 3E7**

MLS®#: **A2167650**

Area: **Fairways**

Listing Date: **09/20/24**

List Price: **\$779,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2004**  
Lot Information  
Lot Sz Ar: **5,512 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,309**  
Low Sqft:  
Ttl Sqft: **1,309**

DOM

**8**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, On Golf Course, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`10" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 22`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`1" x 9`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>27`5" x 22`3"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`11" x 5`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`9" x 11`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`7" x 11`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0313255**

Zoning:  
**R1**

Remarks

Pub Rmks: **Serene living on the Woodside Golf Course. With over 2500 Square Feet of Living Space this Bungalow will be sure to impress. This McKee Built Open Floorplan has the most Gorgeous Windows overlooking the 6th Green on the Golf Course. Two Bedrooms Up, 2 Full Bathrooms, Upper Floor Laundry, and an Oversized Garage. The WALKOUT Basement has a MASSIVE Recreation/Games Room, 2 more Bedrooms, and a partially-finished Bathroom. Upgrades to this home include: 10' CEILINGS, TRANSOM WINDOWS, and LVP FLOORING.**

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

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





















