



THE
A-TEAM

**RE/MAX
FIRST**

103 FAIRWAYS Close, Airdrie T4B 2P4

MLS®#: **A2170887**

Area: **Fairways**

Listing Date: **10/05/24**

List Price: **\$619,000**

Status: **Active**

County: **Airdrie**

Change: **-\$6k, 01-Nov**

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

46
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:

Zoning:
R1

9910023

Remarks

Pub Rmks:

OPEN HOUSE SAT NOV 23rd 12-2 pm **PRICE ADJUSTED - Seller Motivated! - BRAND NEW CARPET IN BASEMENT Welcome to this Fantastic Bi-level with incredible Curb Appeal in the great Community of The Fairways in Airdrie. This Home has been Lovingly cared for by the Original Owner and you will see the PRIDE OF OWNERSHIP throughout. This Home features BRAND NEW FLOORING in the Recreation Room, FRESHLY PAINTED, NEW LIGHTING, NEW FLOORING on Main, Air Conditioning, Upgraded Landscaping, Vinyl Fencing and More! 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 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 has a large Recreation Room with Sunshine Windows, Brand New Carpet, Corner Fireplace with fan, and a Wet Bar. The Lower level also has the beginnings of a 4th Bedroom with a large window, a future bathroom with rough in plumbing, 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







