



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2066 FOWLER Road, Airdrie T4B5M3**

MLS®#: **A2177322**

Area: **Wildflower**

Listing Date: **11/04/24**

List Price: **\$689,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **1 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,956**  
Low Sqft:  
Ttl Sqft: **1,956**

DOM

**47**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Other**

Construction: **Other**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

| Room                  | Level        | Dimensions             |
|-----------------------|--------------|------------------------|
| <b>Kitchen</b>        | <b>Main</b>  | <b>15`2" x 14`1"</b>   |
| <b>Living Room</b>    | <b>Main</b>  | <b>14`11" x 12`11"</b> |
| <b>2pc Bathroom</b>   | <b>Main</b>  | <b>7`9" x 2`11"</b>    |
| <b>Bonus Room</b>     | <b>Upper</b> | <b>13`2" x 11`11"</b>  |
| <b>Bedroom</b>        | <b>Upper</b> | <b>9`11" x 11`6"</b>   |
| <b>Laundry</b>        | <b>Upper</b> | <b>7`4" x 5`2"</b>     |
| <b>Walk-In Closet</b> | <b>Upper</b> | <b>7`11" x 5`4"</b>    |

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>Mud Room</b>          | <b>Main</b>  | <b>8`6" x 5`8"</b>    |
| <b>Dining Room</b>       | <b>Main</b>  | <b>12`11" x 10`5"</b> |
| <b>Balcony</b>           | <b>Upper</b> | <b>12`10" x 5`4"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>10`0" x 11`6"</b>  |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>9`1" x 5`7"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`1" x 13`1"</b>  |
| <b>5pc Ensuite bath</b>  | <b>Upper</b> | <b>12`1" x 5`9"</b>   |

Title:  
**Fee Simple**  
Legal Desc:

**2410736**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to the brand new community of wildflower. Brand new 3 bedroom detached single family. Open floor plan, modern kitchen. 3 good size bedrooms with bonus area. sunshine basement awaits your final touch. Good size deck. MUST SEE!!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Central**

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











