



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2051 FOWLER Road, Airdrie T4B5R9**

MLS®#: **A2178029**

Area: **Wildflower**

Listing Date: **11/07/24**

List Price: **\$644,900**

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: **3,400 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,629**  
Low Sqft:  
Ttl Sqft: **1,629**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`9" x 11`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R1-U**

Legal Desc:

2410736

Remarks

Pub Rmks:

**Welcome to this stunning, newly constructed detached home in the charming community of Wildflower, Airdrie. This modern, thoughtfully designed property offers a spacious open-concept layout perfect for both comfortable family living and entertaining. With generous square footage, the main floor comes with high ceilings and flows seamlessly from a bright and airy living room to the dining area and a modern kitchen. The kitchen is equipped with stainless steel appliances, a large central island, sleek quartz countertops, and ample cabinetry finished up to ceiling height for storage. The home also comes with smart home package along with wireless switches . The primary bedroom suite is a true retreat, complete with a walk-in closet and an elegant en-suite bathroom featuring dual sinks . The upper floor includes additional spacious bedrooms, second washroom and laundry ideal for a growing family or adaptable for use as guest rooms or a home office. The home also includes a convenient front-attached oversized double garage, offering plenty of room for vehicles and extra storage. Outside, you'll find a private backyard, an ideal setting for outdoor gatherings or relaxing on a future deck or patio. The home comes with durable siding materials as well. This beautiful home is move-in ready .**

Inclusions:

**NONE**

Property Listed By:

**CIR Realty**

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







