



THE
A-TEAM

**RE/MAX
FIRST**

2034 FOWLER Road, Airdrie T4B 0B7

MLS® #: **A2178835** Area: **Wildflower** Listing **11/12/24** List Price: **\$709,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 16-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,931**
Lot Information Low Sqft:
 Lot Sz Ar: **3,900 sqft** Ttl Sqft: **1,931**
 Lot Shape:

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom - Primary	Second	13`0" x 13`0"
Bedroom	Second	11`5" x 10`9"	Bedroom	Second	11`4" x 9`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1-U**

Legal Desc:

2410736

Remarks

Pub Rmks: **Welcome to this stunning, newly constructed detached home WITH WALKOUT BASEMENT 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,extra large windows 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 for storage.The dining space leads to the outside deck area with views of the pond. 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 ,a bonus room and laundry ideal for a growing family or adaptable for use as guest rooms or a home office. The bonus room leads to the front balcony which is perfect spot to enjoy outside during summers.The home also includes a convenient front-attached 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









