



THE
A-TEAM

**RE/MAX
FIRST**

2062 FOWLER Road, Airdrie T4B3M5

MLS® #: **A2180335**

Area: **Wildflower**

Listing Date: **11/26/24**

List Price: **\$686,452**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,424 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,949**

Low Sqft:

Ttl Sqft: **1,949**

DOM

67

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse, Creek/River/Stream/Pond**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick, Cement Fiber Board, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Bathroom Rough-in, Kitchen Island, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Dining Room	Main	11`0" x 14`0"
Living Room	Main	16`6" x 15`0"	Bedroom - Primary	Upper	13`6" x 15`0"
Bedroom	Upper	10`1" x 11`2"	Bedroom	Upper	10`1" x 11`0"
Bonus Room	Upper	12`8" x 14`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2410736

Remarks

Pub Rmks: **The perfect family home, the Marigold 1 located on a sunshine lot has 3 bedrooms and a bonus room conveniently located off of bedrooms 2 and 3. The generously sized master features an upgraded 5 piece ensuite with separate tub and shower. In the kitchen you can enjoy the thoughtfully planned layout with plenty of cabinetry, built in pantry cabinet and a chimney hoodfan. When not taking advantage of the 120SQFT rear deck, residents can enjoy being within 5 km of picturesque walking trails and Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode

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



