



THE
A-TEAM

**RE/MAX
FIRST**

103 FAIRWAYS Drive #5, Airdrie T4B 2Y5

MLS® #: **A2180484**

Area: **Fairways**

Listing Date: **11/28/24**

List Price: **\$480,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,069

Year Built:

2002

Low Sqft:

Lot Information

Ttl Sqft:

1,069

Lot Sz Ar:

2,980 sqft

Lot Shape:

DOM

55

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer

Int Feat:

Breakfast Bar,Open Floorplan,See Remarks

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Kitchen | Main | 11`4" x 8`10" |
| Living Room | Main | 14`7" x 12`5" |
| Laundry | Main | 5`11" x 4`9" |
| Bedroom | Main | 11`11" x 8`10" |
| Bedroom | Basement | 15`3" x 12`8" |
| 4pc Ensuite bath | Main | 11`2" x 4`11" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 14`7" x 9`2" |
| Living Room | Basement | 24`0" x 16`1" |
| Bedroom - Primary | Main | 14`0" x 11`1" |
| Den | Basement | 12`5" x 10`11" |
| 2pc Bathroom | Main | 4`9" x 4`8" |
| 4pc Bathroom | Basement | 9`0" x 4`11" |

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0210938**

Remarks

Pub Rmks: **Nestled in the quiet, sought-after Fairways community in Airdrie, this beautiful BUNGALOW offers ALMOST 2,000 SQUARE FEET of developed living space. Perfect for those looking to downsize without compromising on convenience or comfort, the home features 3 BEDROOMS and 2.5 BATHROOMS. The OPEN CONCEPT design seamlessly connects the living, dining, and kitchen areas, ideal for both relaxation and entertaining. The newly installed vinyl plank flooring on the main level adds a fresh, modern touch. The FINISHED BASEMENT includes an additional bedroom and a large rec room, providing plenty of space for guests or hobbies. Outside, enjoy a private and tranquil outdoor area with a large deck, perfect for peaceful evenings or entertaining friends. The home also includes a DOUBLE ATTACHED GARAGE for added convenience. Located steps away from Woodside Golf Course, this home is also just minutes from numerous amenities and offers the perfect balance of peaceful living and easy access to all that Airdrie has to offer. This home is an exceptional opportunity for those looking to live in a quiet (19+) ADULT COMMUNITY. Don't miss out on your chance to own this amazing home!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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





