



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2038 FOWLER Road, Airdrie T4B 0B7**

MLS®#: **A2184363**

Area: **Wildflower**

Listing Date: **01/02/25**

List Price: **\$649,990**

Status: **Active**

County: **Airdrie**

Change: **-\$9k, 30-Jan**

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

Finished Floor Area

Abv Sqft: **1,666**

Low Sqft:

Ttl Sqft: **1,666**

DOM

**30**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Asphalt, Brick, Concrete, Mixed, Other**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**

Int Feat: **Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`7" x 10`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`1" x 6`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`9" x 5`9"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`1" x 13`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`9" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 12`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410736**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**Welcome to your dream home in Wildflower, Airdrie's emerging premium master-planned community! This stunning brand-new 3-bedroom, 2.5-bath detached home with a front double car garage over 1666+ sqft is thoughtfully designed for modern living. Featuring a walkout basement, spacious laundry, and hardy board siding, this home is perfect for families at all stages of life. On the main floor, step into the inviting foyer with a convenient coat closet. The beautifully designed kitchen boasts rich brown cabinets, white countertops, a stylish backsplash, and ample storage, flowing seamlessly into the dining nook and cozy living area. Enjoy outdoor relaxation on the deck, accessible from the dining nook. A pantry and half bath complete this level for added convenience. Upstairs, the primary bedroom is a true retreat with a luxurious 5-piece ensuite featuring double vanities, a private water closet, and a spacious walk-in closet. Two additional bedrooms, a shared 4-piece bathroom, and a well-appointed laundry room with washer and dryer provide comfort and practicality. The unfinished walkout basement is a blank canvas with bathroom rough-ins and abundant natural light, allowing you to create the space of your dreams. Located in Wildflower, this vibrant community offers future resort-style amenities at the Hillside Hub, including Airdrie's first outdoor pool, a year-round hot tub, sports courts, a banquet area, and more! Schools, playgrounds, and essential amenities are just a short drive away. Don't miss the chance to call this incredible home yours. Contact your favorite realtor for showing!**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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











