



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2054 FOWLER Road, Airdrie T4B5M3**

MLS®#: **A2187398**

Area: **Wildflower**

Listing Date: **01/14/25**

List Price: **\$789,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,670**

Low Sqft:

Ttl Sqft: **2,670**

Lot Information

Lot Sz Ar: **3,824 sqft**

Lot Shape:

DOM

**18**

Layout

Beds: **4 (4 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse**

Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks: **Welcome home to the picturesque Lily 5! Located on a sunshine lot, this home boasts 4 bedrooms, including a second ensuite off the 3rd bedroom, a large bonus room, and main floor office. The primary bedroom features a 4-piece ensuite with water closet and large WIC. In the kitchen you can enjoy the thoughtfully planned layout with plenty of cabinetry, a walk-in pantry and built-in appliances. Residents can enjoy being within 5 km of sprawling 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.**

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

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









