



THE
A-TEAM

**RE/MAX
FIRST**

2026 FOWLER Road, Airdrie T4B5M2

MLS®#: **A2188336** Area: **Wildflower** Listing Date: **01/17/25** List Price: **\$839,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,703**
Lot Information Low Sqft:
 Lot Sz Ar: **4,448 sqft** Ttl Sqft: **2,703**
 Lot Shape: **17.9 m by 30.50 m**

DOM

5
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Close to Clubhouse, Pie Shaped Lot**
 Park Feat: **Additional Parking, Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks**
 Heating: **Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas**
 Sewer: **Other** Flooring: **Carpet, Tile, Vinyl Plank**
 Ext Feat: **Other** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Oven, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|----------------|------------------|--------|---------------|
| 4pc Bathroom | Main | 4`11" x 9`3" | Bedroom | Main | 11`7" x 11`2" |
| Dining Room | Main | 14`1" x 11`10" | Foyer | Main | 9`4" x 7`1" |
| Kitchen | Main | 17`5" x 9`6" | Living Room | Main | 15`1" x 15`2" |
| Office | Main | 7`5" x 6`5" | 4pc Bathroom | Second | 5`6" x 10`10" |
| 4pc Ensuite bath | Second | 6`8" x 8`5" | 5pc Ensuite bath | Second | 9`2" x 8`4" |
| Bedroom | Second | 11`9" x 11`0" | Bedroom | Second | 11`2" x 11`3" |

Bedroom
Laundry
Walk-In Closet

Second
Second
Second

10`10" x 10`3"
7`7" x 5`4"
11`2" x 10`3"

Family Room
Bedroom - Primary

Second
Second

14`8" x 15`4"
14`2" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410736

Zoning:
R1-U

Remarks

Pub Rmks:

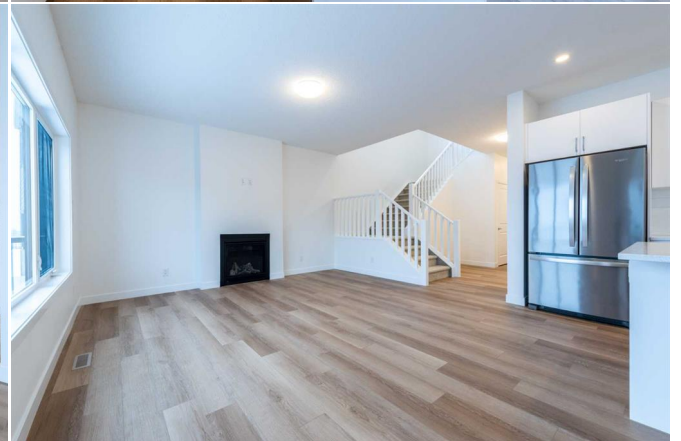
Welcome to this stunning, newly built 5 bedroom home on a 58 ft wide lot in the vibrant Wildflower community of Airdrie, featuring the city's first outdoor pool and a clubhouse for your enjoyment! Offering over 2,700 sq. ft. of open living space, this home impresses with soaring ceilings, high-end finishes, and smart home technology. All electricity switch connections are wireless and can be integrated with the home's smart features. The main floor boasts a versatile layout with a foyer, living room, a spacious dining area, a guest bedroom with a full bath, an office workstation, and a chef's kitchen complete with a refrigerator with built-in waterline and ice-maker, quartz countertops and premium appliances. Upstairs, the luxurious primary suite features an ensuite and an oversized walk-in closet, along with an additional ensuite bedroom, plus two more generous bedrooms with a shared bath. A spacious family room completes the upper level, offering panoramic city views. The bright, sunshine basement comes with many upgrades including 9 ft ceilings, large windows, laundry/bath rough-ins, a separate entrance and potential for an 850 sq. ft. space - ideal for guests or family , subject to city approval. Enjoy summer evenings on the wooden deck, and take advantage of the generous double garage. This home offers everything for a modern, connected lifestyle! Remarks - No RPR available due to new build - title insurance will be provided. Property taxes yet to be assessed. HOA payments TBD upon completion of the HOA building and will include access to the outdoor pool, hot tub, amenities building, party room, pump track, 5km of bike paths and playgrounds. Builder will complete all outdoor seasonal work. Please book showings through **SHOWING TIME.**

Inclusions:
Property Listed By:

N/A
Five Star Realty

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

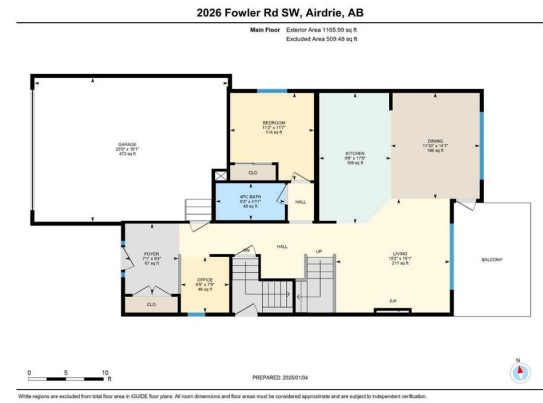












2026 Fowler Rd SW, Airdrie, AB

1st Floor Exterior Area 1837.26 sq ft
 Excluded Area 17.05 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.