



THE
A-TEAM

**RE/MAX
FIRST**

25 FARRIES Drive, Airdrie T4A 3H8

MLS® #: **A2191028** Area: **NONE** Listing Date: **02/10/25** List Price: **\$1,649,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **85,813 sqft**
 Lot Shape: **1.97 Acres**

Finished Floor Area
 Abv Sqft: **2,500**
 Low Sqft:
 Ttl Sqft: **2,500**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **10**

Access:
 Lot Feat:
 Park Feat:

Back Yard, City Lot, Creek/River/Stream/Pond, Lawn, Landscaped, Private, Rectangular Lot, See Remarks, Treed Double Garage Attached, Double Garage Detached, Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Detached, See Remarks

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl, Wood**
 Sewer: **Septic Field, Septic Tank** Water Source: **Well**
 Ext Feat: **Balcony, Fire Pit, Private Entrance** Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks, Washer, Water Purifier, Window Coverings**

Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Closet Organizers**

Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 11`8"	Dining Room	Main	11`11" x 9`11"
Living Room	Main	21`11" x 12`11"	Breakfast Nook	Main	7`0" x 4`0"
Family Room	Main	15`2" x 11`9"	2pc Bathroom	Main	4`11" x 4`3"
Laundry	Main	9`6" x 8`6"	Foyer	Main	12`0" x 9`0"
Bedroom - Primary	Second	14`1" x 13`1"	Walk-In Closet	Second	12`4" x 9`8"

4pc Ensuite bath	Second	10`11" x 4`11"	Bedroom	Second	13`1" x 9`7"
Bedroom	Second	17`8" x 13`1"	5pc Bathroom	Second	11`0" x 7`6"
Bonus Room	Second	19`0" x 16`0"	Family Room	Lower	12`6" x 11`6"
Game Room	Lower	33`9" x 12`11"	3pc Bathroom	Lower	8`2" x 7`7"
Storage	Lower	10`0" x 5`10"	Storage	Lower	11`7" x 4`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0715085**

Zoning: **RR-2**

Remarks

Pub Rmks: **Hurry! Don't miss this rare opportunity to own a property of this calibre within the city of Airdrie. From the moment you drive through the gates, you'll fall in love with this private, treed, two-acre oasis complete with a small pond. The fully fenced lot features over 200 trees and fruit bushes and feels like an urban park. The front foyer leads you to the living room with an attached dining area boasting beautiful hardwood floors and the warmth of a gas fireplace. The kitchen features beautiful S/S appliances including a five-burner gas stove, built-in ovens, and a full-sized side-by-side fridge and freezer, and stone counters. Just off the kitchen, the sunken family room provides a second fireplace and sitting area, with access to the back deck. The front foyer also provides access to the staircase which leads up to the open landing where you'll find the master suite, a massive bonus room, and two generously sized bedrooms. The main bath includes a large jetted tub for the whole family to enjoy. From the master suite, you have access to the large balcony with South exposure overlooking the backyard, perfect for enjoying your morning coffee or warm summer evenings. The lower level is fully developed and offers additional living space, ideal for movie nights, gym space, or guests. The convenience of another 3-piece bathroom and additional storage space are perfect for the family. In addition to the double attached garage (21'x 20'), and oversized heated double detached garage (32'x 24'), there's an amazing heated shop space (51'x 31') that allows for a workshop, home office, additional vehicle or RV storage. This home comes equipped with an emergency power backup generator and central air. The home is close to shopping, schools, and just minutes from all the amenities of the city. Take advantage of the rare opportunity to experience private estate living within the city of Airdrie with paved access.**

Inclusions: **Back-Up Generator**
 Property Listed By: **Coldwell Banker Mountain Central**

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













