

## 709 Fairways Green NW Airdrie, Alberta

**MLS # A2225499**



# \$750,000

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours B		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** Basement Projector, Projector Screen, 4 Theatre Speakers & Receiver, 3 Theatre Chairs, Basement Rec Room Black Couch, 3 Stools at Kitchen Eating Bar, Rear Yard Gazebo, Rear Yard Play Set, Alarm-no contract, Main Floor T.V. Mount, Storage Shed

STOP the car!! Welcome to the perfect blend of comfort, function, and style in this turn-key, fully finished two-storey family home nestled on a quiet street in the desirable Fairways community. With 4 bedrooms, 3.5 bathrooms, over 3,300 sqft of total living space, and loaded with thoughtful elegant upgrades, this home truly has it all! The charming exterior features a freshly painted covered front porch, exposed aggregate driveway, and classic curb appeal. Inside, you're greeted by rich hardwood floors, large windows, and a flowing main floor layout. A main floor den offers a quiet space to work from home, while the open living room centers around a cozy gas fireplace. The spacious custom kitchen features plenty of drawers and cabinet space, under-cabinet lighting, high-end stainless steel appliances, walk-in pantry, and a central island with a raised eating bar and built-in shelving. Bonus: a central vac kick-plate at your feet for easy cleanup! Adjacent to the kitchen, a vaulted ceiling dining area opens via sliding doors to your sunny SOUTH-facing backyard & showcasing a two-tiered composite deck, BBQ gas line, gazebo, shed, and play structure & all included! It's a backyard built for both quiet mornings and summer entertaining. The mudroom is smartly designed with a custom rustic built-in locker, half bath, laundry area with cabinetry, counter space, and access to the double attached garage which offers a side man door. Upstairs you'll find a spacious vaulted bonus room, 3 bedrooms & one with a unique custom wrap-around ledge & a serene primary retreat complete with ceiling fan, walk-in closet, and a spa-like 5-piece ensuite: dual separate quartz vanities with his/her sinks, large soaker tub with wand, walk-in shower, and a separate water closet with door. Another full 4-piece bathroom with linen storage

completes the upper floor. The fully finished basement is a dream for entertainers and sports fans alike: an oversized rec room, built-in speaker system, mini jumbotron, and 3-sided gas fireplace set the stage. Enjoy a dedicated theatre room with projector, screen, 3 theatre chairs, and surround sound &mdash; all included &mdash; plus a wet bar with beverage cooler, a 4th bedroom, 3-piece bath, and large storage/mechanical room. Bonus features: central air conditioning, central vac, water softener, and a great location close to schools, parks, golf, shopping, medical, restaurants, and pathways. This is the ideal family home for those looking for character and who love to entertain and want a turn-key lifestyle in one of Airdrie&rsquo;s most beloved communities.