

## 276 Fairways Bay NW Airdrie, Alberta

**MLS # A2274154**



**\$699,990**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, On Golf Course		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to 276 Fairways Bay NW, Airdrie!! This recently renovated 2-storey backs onto the GOLF COURSE, offering stunning views and a peaceful lifestyle, featuring a bright open layout with a CHEF'S KITCHEN, MAIN FLOOR OFFICE, and spacious living areas. Upstairs features a BONUS ROOM and three bedrooms, including a luxurious primary suite. The NEWLY FINISHED BASEMENT adds 2 bedrooms, a BAR, and a full bath. Enjoy an ATTACHED DOUBLE GARAGE, nearby schools, parks, and shopping — all in the sought-after Fairways community!