

16, 103 Fairways Drive NW Airdrie, Alberta

MLS # A2281183



\$400,000

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| Division: | Fairways | | |
| Type: | Residential/Duplex | | |
| Style: | 4 Level Split, Attached-Side by Side | | |
| Size: | 1,049 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 365 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Closet Organizers, Walk-In Closet(s) | | |

Inclusions: Small work Bench in garage with Vise and yard tools, Portable Kitchen Window Air Conditioner, Downstairs TV which is on wall.

Welcome to West Pointe Villas, Airdrie's sought-after adult living community, where pride of original ownership is evident throughout this beautifully maintained home. Thoughtfully designed with comfort and functionality in mind, the main level features an open-concept kitchen overlooking the living room, creating a bright and airy atmosphere. A generously sized dining area sits adjacent to a large window, offering an inviting space for everyday meals or entertaining. French doors from the living room lead to a sunny south-facing deck, overlooking a peaceful, fully fenced backyard—perfect for relaxing or enjoying outdoor time. A spacious bedroom on the main level can serve as a primary or guest room and is conveniently located next to a full four-piece bathroom. The upper level is dedicated entirely to a private primary retreat, featuring a large walk-in closet and a full four-piece ensuite, providing a quiet and comfortable escape. The lower level includes an additional bedroom, a welcoming family room, laundry area, and a large storage room, offering excellent versatility and extra living space. There is a rough in for a 3rd bathroom in the basement. Completing the home is a beautifully landscaped backyard and a single attached garage, making this property an exceptional opportunity for low-maintenance living in a well-established community.