

2386 fairways Circle NW
Airdrie, Alberta

MLS # A2308363



\$679,000

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully renovated family home in the sought-after community of Fairways! From the moment you step inside, you'll appreciate the bright open-concept design, spacious foyer, and elegant formal living and dining areas. The stunning kitchen features quartz countertops, newer appliances, and floor-to-ceiling cabinetry, flowing seamlessly into the cozy family room with a gas fireplace, custom wood panelling, and a striking wooden mantel. Enjoy indoor-outdoor living with a covered rear deck overlooking the large private backyard and oversized storage shed. The main floor also offers a convenient laundry/mud room, 2-piece bath, and direct access to the double attached garage. Upstairs you'll find a spacious bonus room filled with natural light, two generous bedrooms, a full bathroom, and a beautiful primary retreat complete with a walk-in closet and 4-piece ensuite. The fully developed basement is perfect for entertaining, a home gym, or teen hangout space, featuring exposed beams, wood accents, a renovated 3-piece bathroom, and an additional bedroom or home office. Ideally located close to Woodside Golf Course, parks, schools, and amenities, this exceptional home showcases quality renovations, functional design, and timeless style. A must-see property that won't last long!