587-899-3773
justin@realtyaces.ca

2046 Fowler Road SW
Airdrie, Alberta

MLS # A2330015



$615,990

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Sloped Down		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully upgraded Rustic Farmhouse in the highly sought-after community of Wildflower, one of Airdrie's newest family-friendly neighbourhoods. Offering 1,575 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home features an attached double garage, a premium Sunshine Lot with a walkout basement, and the peace of mind of remaining new home warranty. The bright, open-concept main floor is designed for modern living, featuring a stylish kitchen with a large island, upgraded undermount sink, pantry, and spacious dining area that flows seamlessly into the inviting living room. A convenient 2-piece powder room and functional mudroom with direct access to the garage complete the main level. Upstairs, the spacious primary suite offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-floor laundry provide a practical layout for families. Luxury vinyl plank flooring throughout the entire second level, including the stairs, hallway, and bedrooms, adds both style and durability. Step outside to the large rear deck overlooking the walkout yard, while the undeveloped walkout basement with a 3-piece bathroom rough-in offers incredible potential to create additional living space tailored to your needs. Additional upgrades include roller shades throughout, a Smart Home package, EV charging rough-in, and conduit for future solar panels. Enjoy everything Wildflower has to offer, including walking paths, ponds, playgrounds, pickleball and basketball courts, and a bike pump track, with exciting future amenities planned, including an outdoor pool, hot tub, and wellness facilities. Conveniently located near schools, shopping, and major commuter routes, this home offers the perfect blend of comfort, style, and convenience. Don't miss your opportunity to own this exceptional home in

one of Airdrie's fastest-growing communities. Book your private showing today!

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