

12, 103 Fairways Drive NW
Airdrie, Alberta

MLS # A2338640



\$425,500

Division:	Fairways		
Type:	Residential/Other		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,003 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Lawn, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door		

Inclusions: Window coverings, Electric Awning, TV bracket.

This 3-bedroom, 3-bathroom half duplex in Airdrie's Fairways community is located in an age-restricted development and offers a practical layout with plenty of finished living space. The main floor features hardwood through the living and dining areas, a tiled kitchen with a spacious eating nook large enough for a four-person table, a full 4-piece bathroom, and main floor laundry. French doors lead to the fully fenced backyard and a large Trex deck with an electric awning, giving you plenty of usable outdoor space. Upstairs, the primary bedroom includes a walk-in closet and private 4-piece tiled ensuite. The fully finished basement adds two more bedrooms, including one generously sized bedroom, a family room with a gas fireplace and window, a full 4-piece bathroom, and a large utility room offering excellent additional storage space. and additional storage under the stairs. The single attached garage includes shelving, and the driveway provides parking for a second vehicle. Central vacuum with attachments is also included. With three full bathrooms, a finished basement, main floor laundry, and a large backyard deck, this home makes excellent use of its space inside and out.