587-899-3773
justin@realtyaces.ca

2357 Fairways Circle NW
Airdrie, Alberta

MLS # A2342285



$649,900

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Garage Shelving, Security / Smart System, Projector Screen, Bar table in basement, Shelving in utility room, Closet shelf/drawers in upper room, Rain barrels,

BACKING DIRECTLY ONTO WOODSIDE GOLF COURSE, this exceptionally maintained home offers over 2700 SF OF DEVELOPED LIVING SPACE, incredible PRIDE OF OWNERSHIP and a beautifully private setting. Mature trees and manicured landscaping frame peaceful GOLF COURSE VIEWS enjoyed from the main living areas, covered deck and bedrooms. Inside, the bright and open main floor is filled with natural light and designed to take full advantage of the view. The spacious kitchen features GRANITE COUNTERTOPS, rich wood cabinetry, a walk-through pantry, stainless steel appliances and a generous centre island with breakfast bar, flowing naturally to the dining area and open living room with warm gas fireplace. Beautifully finished hardwood flooring adds warmth throughout the main living areas, while MAIN-FLOOR LAUNDRY and a convenient powder room complete this level. Relax upstairs in your HUGE VAULTED BONUS ROOM offering the perfect living space with a large feature window and plenty of room for family nights, relaxing or working from home. KING-SIZED PRIMARY RETREAT overlooks the golf course and offers plenty of room to unwind, along with a generous WALK-IN CLOSET and a bright ensuite highlighted by an impressive SKYLIGHT, JETTED SOAKER TUB and separate shower. Two additional bedrooms and another full bath complete the upper level, including a versatile 3rd bedroom with extensive custom built-ins and feature MURPHY BED. FULLY DEVELOPED BASEMENT WITH HUGE DEDICATED THEATRE ROOM creates the perfect setting for movie nights and game days, while the separate recreation area offers plenty of room for a HOME GYM or additional lounge space. CUSTOM BUILT-IN CABINETRY and a convenient MURPHY BED allow this area to easily transition into comfortable guest room. Completing the

lower level is a CUSTOM-BUILT, SOUNDPROOFED ROOM offering incredible versatility as a private home office, recording studio, podcast space or gaming room — ideal for virtually any use where privacy and sound control are important. Step directly from the spacious dining area onto the COVERED, LOW-MAINTENANCE DECK and enjoy the beautifully landscaped backyard with stunning GOLF COURSE views and privacy. Additional outdoor features include a GAS BBQ HOOKUP, enclosed storage beneath the deck, a POURED CONCRETE PATIO and UNDERGROUND SPRINKLER SYSTEM for easy upkeep. Extra features include CENTRAL AC, SOFFIT LIGHTING, powered HUNTER DOUGLAS BLINDS, extensive SMART HOME PACKAGE with Ecobee climate control, smart lighting and switches, Ring doorbell and security, and smart lock. MOVE IN READY WITH INCREDIBLE NEW UPDATES: Brand New LOW-E/TRIPLE-PANE WINDOWS, R-50 ATTIC INSULATION, NEW FRONT ENTRY DOOR. Impeccably cared for and positioned in one of Airdrie’s most desirable settings, this is more than a home — it’s your chance to create a lifetime of family dinners, celebrations, summer evenings and holidays, in a place where your family can grow, gather and make memories for years to come.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Comox Realty. Information is believed to be reliable but not guaranteed.