



## 55 Fairways Drive Airdrie Alberta

\$437,500

4 BEDROOMS + CORNER LOT + WALKING DISTANCE TO SCHOOLS + ATTACHED GARAGE! This charming semi attached bilevel offers a blend of functionality and comfort making it ideal for families while providing everyone with their own private space. Once inside this unique main floor layout provides many benefits. The kitchen is bright and airy boasting newer white cabinetry with stainless steel appliances. An open concept dining/living room with ample room for family dinners or entertaining guests. The living room is spacious and bright with French doors leading to the private back deck. Also on the main floor is a 3 piece bathroom and a large bedroom ideal for a primary bedroom or elderly parent. Up to the second level you will find another bedroom tucked away from the day to day living, with a 2 piece ensuite and walk in closet. The finished basement has 2 good sized bedrooms, each with a large window, a family room with a gas fireplace, a 4 piece bathroom and the laundry room. The single attached garage provides secure parking and additional storage space. Enjoy your morning coffee or relax at the end of the day on your very private back deck. No lawn maintenance to worry about as it is included in your condo fees! Furnace was replaced in 2019 and hot water tank was replaced in 2018. All windows have quality "zebra" blinds except for family room in basement. This home is walking distance to the catholic and public schools, close to shopping and the golf course with quick and easy access to the highway. (id:6769)

Family room 14.17 Ft x 11.50 Ft

Bedroom 13.58 Ft x 12.58 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Laundry room 7.50 Ft x 7.25 Ft

Kitchen 15.08 Ft x 7.75 Ft

Living room 12.17 Ft x 12.08 Ft

Dining room 12.08 Ft x 8.58 Ft

Bedroom 13.42 Ft x 13.42 Ft

3pc Bathroom 10.17 Ft x 4.92 Ft

Primary Bedroom 14.42 Ft x 11.08 Ft

2pc Bathroom 4.75 Ft x 4.33 Ft

Other 6.25 Ft x 4.83 Ft

Bedroom 13.58 Ft x 7.25 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net