



709 Fairways Green Airdrie Alberta

\$750,000

STOP the car!! Welcome to the perfect blend of comfort, function, and style in this turn-key, fully finished two-storey family home nestled on a quiet street in the desirable Fairways community. With 4 bedrooms, 3.5 bathrooms, over 3,300 sqft of total living space, and loaded with thoughtful elegant upgrades, this home truly has it all! The charming exterior features a freshly painted covered front porch, exposed aggregate driveway, and classic curb appeal. Inside, you're greeted by rich hardwood floors, large windows, and a flowing main floor layout. A main floor den offers a quiet space to work from home, while the open living room centers around a cozy gas fireplace. The spacious custom kitchen features plenty of drawers and cabinet space, under-cabinet lighting, high-end stainless steel appliances, walk-in pantry, and a central island with a raised eating bar and built-in shelving. Bonus: a central vac kick-plate at your feet for easy cleanup! Adjacent to the kitchen, a vaulted 9' ceiling dining area opens via sliding doors to your sunny SOUTH-facing backyard -- showcasing a two-tiered composite deck, BBQ gas line, gazebo, shed, and play structure -- all included! It's a backyard built for both quiet mornings and summer entertaining. The mudroom is smartly designed with a custom rustic built-in locker, half bath, laundry area with cabinetry, counter space, and access to the double attached garage which offers a side man door. Upstairs you'll find a spacious vaulted bonus room, 3 bedrooms -- one with a unique custom wrap-around ledge -- and a serene primary retreat complete with ceiling fan, walk-in closet, and a spa-like 5-piece ensuite: dual separate quartz vanities with his/her sinks, large soaker tub with wand, walk-in shower, and a separate water closet with door. Another full 4-piece bathroom with linen storage completes the upper floor. The fully finished...

Family room 22.17 Ft x 16.25 Ft

Media 16.42 Ft x 14.17 Ft

Bedroom 11.17 Ft x 10.42 Ft

3pc Bathroom 7.83 Ft x 5.67 Ft

Furnace 11.42 Ft x 11.00 Ft

Living room 14.58 Ft x 13.00 Ft

Laundry room 9.92 Ft x 5.75 Ft

2pc Bathroom 5.50 Ft x 5.25 Ft

Other 13.17 Ft x 5.33 Ft

Bonus Room 18.92 Ft x 13.92 Ft

Primary Bedroom 16.08 Ft x 11.75 Ft

Other 7.58 Ft x 4.75 Ft

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Originally Listed by:
Grassroots Realty Group

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Kitchen	14.50 Ft x 13.42 Ft	5pc Bathroom	13.42 Ft x 11.25 Ft
Other	12.92 Ft x 7.92 Ft	Bedroom	11.00 Ft x 11.00 Ft
Foyer	11.75 Ft x 7.42 Ft	Bedroom	12.00 Ft x 10.92 Ft
Office	11.75 Ft x 9.33 Ft		