



## 1131 Fowler Road Airdrie Alberta

\$545,500

NEW BUILD SEMI-DETACHED | OVERSIZED SINGLE GARAGE | 3 BED / 2.5 BATH / 1995 SQ FT | WEST-FACING BACKYARD | IMMEDIATE POSSESSION - Welcome to this beautifully designed semi-detached duplex by Minto Communities, an award-winning Canadian builder, located in Wildflower, proudly voted Best New Community in Canada (2025). This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting mix of home styles in a neighbourhood built to grow with you. Finished in a charming traditional farmhouse elevation, this spacious home offers a thoughtfully planned layout ideal for modern family living. The main floor is designed for both everyday comfort and entertaining. The kitchen is positioned at the back of the home and features a central island, stainless steel appliances, and gorgeous modern finishes, with a bright breakfast nook just off the kitchen overlooking the west-facing backyard. Moving toward the centre of the home, you'll find a dedicated dining area, while the large, light-filled living room anchors the front of the home. A convenient half bath and storage closet complete this level. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms share this floor, one with a walk-in closet and the other featuring a sliding-door closet. A second 4-piece bathroom and a large, functional laundry room round out the upper level. The ground level welcomes you with a beautiful entryway that leads to the rest of the home and an undeveloped space that offers flexibility for future development. This level also includes additional storage space, a mechanical room, and direct access to the oversized single attached garage. A large driveway provides ample parking, adding everyday convenience. Residents of Wildflower enjoy...

Foyer 4.83 Ft x 18.83 Ft  
2pc Bathroom 7.17 Ft x 2.92 Ft  
Dining room 9.08 Ft x 11.33 Ft  
Family room 11.00 Ft x 9.67 Ft  
Kitchen 9.08 Ft x 15.25 Ft  
Living room 20.58 Ft x 13.92 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft  
Bedroom 10.33 Ft x 12.00 Ft  
Bedroom 10.00 Ft x 12.00 Ft  
Laundry room 6.42 Ft x 5.50 Ft  
Primary Bedroom 13.17 Ft x 13.25 Ft  
Other 7.00 Ft x 9.67 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

