



# 168 Fairways Drive Airdrie Alberta

\$674,900

**\*\*Open house Saturday, March 14th 11 AM-1 PM\*\*** With soaring ceilings, multiple living spaces, and five spacious bedrooms, this home offers the kind of room that growing families are always searching for. The main floor welcomes you with soaring vaulted ceilings and three skylights, filling the space with natural light and creating an open, airy feel throughout the main living areas. The home has been freshly professionally painted and professionally cleaned, including the carpets, making it move-in ready from day one. As you enter, you'll appreciate the large front living room and the convenience of a walk-in closet at the front entry -- a rare and practical feature for busy households. A dedicated main floor office with doors provides the privacy needed for working from home or managing day-to-day tasks. The updated kitchen features warm finishes, abundant counter space, pot and pan drawers, a corner pantry, and a double oven, making it perfect for cooking and entertaining. The layout offers both a formal dining space for gatherings and a bright everyday dining area for casual meals. This home is equipped with central air conditioning, and several key mechanical updates have already been completed, including a new furnace in 2023 and hot water tank in 2025, plus a roof that is approximately 10 years old. With five large bedrooms, there is plenty of space for a growing family. The fully developed lower level adds even more flexibility with a kitchenette, a sauna, and a bathroom with heated floors, creating an ideal space for guests, extended family, or entertaining. Outside, the mature trees in the backyard provide privacy and character, while the location offers quick access to golf, schools, and nearby amenities. Homes with this much space, flexibility, and such a great location rarely come along. If you're looking for a property that can comfortably accommodate ...

- 4pc Bathroom 9.92 Ft x 5.00 Ft
- 4pc Bathroom 14.83 Ft x 11.08 Ft
- Bedroom 9.92 Ft x 11.42 Ft
- Bedroom 10.75 Ft x 12.08 Ft
- Primary Bedroom 18.25 Ft x 15.50 Ft
- 3pc Bathroom 10.00 Ft x 6.58 Ft
- Bedroom 14.42 Ft x 10.25 Ft
- Office 10.42 Ft x 9.25 Ft
- Bedroom 14.00 Ft x 10.33 Ft

- Furnace 5.92 Ft x 10.83 Ft
- 2pc Bathroom 4.92 Ft x 4.83 Ft
- Dining room 12.08 Ft x 11.17 Ft
- Foyer 6.67 Ft x 10.00 Ft
- Kitchen 14.75 Ft x 17.75 Ft
- Laundry room 8.42 Ft x 8.25 Ft
- Living room 12.08 Ft x 10.92 Ft
- Living room 18.25 Ft x 14.08 Ft
- Office 10.42 Ft x 8.00 Ft a

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