

# \$420,000 - 36, 103 Fairways Drive Nw, Airdrie

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MLS® #A2244618

**\$420,000**

3 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.05 Acres

Fairways, Airdrie, Alberta

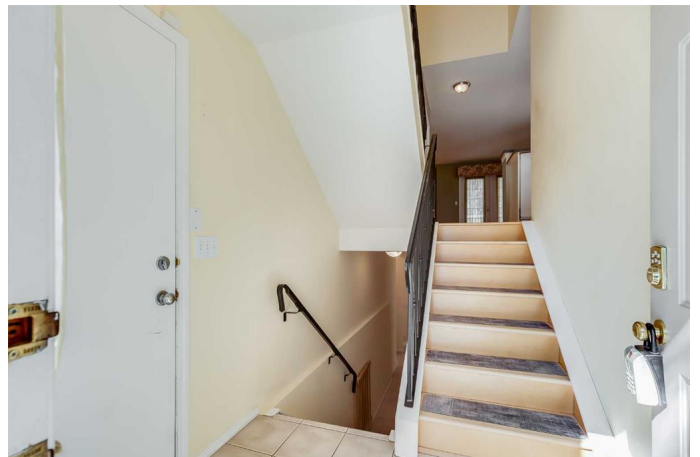
Welcome to OVER 1800SF of living space in the ADULT complex of Westpointe Villas! Outside you'll notice the extra parking space with the paved DOUBLE CAR DRIVEWAY and attached single garage. Stepping inside you're welcomed by a bright and functional layout with lots of NATURAL LIGHT. The kitchen features TONS of cabinets and counter space, with room for extra seating at the raised countertop. Moving through to the living area, you'll find lots more natural light coming through the WEST-FACING WINDOWS, a gas FIREPLACE in the corner and more than enough room to comfortably fit your dining table. French doors lead you to the EXTENDED rear deck which is equipped with a GAS LINE for a BBQ or fire table. Back inside, you'll find the primary bedroom on the PRIVATE UPPER LEVEL, featuring a 3-piece ensuite and LARGE walk in closet. Moving downstairs, you'll enter into an inviting living space with another gas FIREPLACE to cozy up with. You'll also find two more good size bedrooms, a 4-piece bathroom, and separate area for laundry. You're steps from Airdrie's pathway network, close to the golf course, shopping, and more. Book your showing today!

Built in 2003

## Essential Information

MLS® #

A2244618



Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	36, 103 Fairways Drive Nw
Subdivision	Fairways
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Y5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R2-T

### **Listing Details**

Listing Office	Real Broker
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