

**168 Fairways Drive NW**  
**Airdrie, Alberta**

**MLS # A2240995**



# \$724,800

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Sauna, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** Fridge in Basement, IR Sauna, Ring Camera System

Welcome to this beautifully updated and fully developed 2-storey, air-conditioned home in the quiet and highly desired community of the Fairways! Boasting six bedrooms and incredible golf course views—without the worry of stray balls—this home offers the perfect blend of space, comfort, and style. The main floor features a bright and functional layout with a flex area, private office, formal dining room, and a welcoming family room with a cozy fireplace, all complemented by skylights that fill the space with natural light. The kitchen was tastefully renovated in 2012 with rich maple cabinetry and upgraded stainless steel appliances, and it opens to the sunny breakfast nook overlooking the backyard. Step outside to a large rear deck and enjoy the private, mature yard with serene golf course views and towering trees. Upstairs, you’ll find three generously sized bedrooms, including the renovated primary suite with a walk-in closet and spacious ensuite. The fully finished basement expands your living space with an additional family room, a craft/flex/bedroom, two more bedrooms, a full bathroom complete with an infrared sauna, and plenty of storage. Recent upgrades include a new furnace (2023), water tank (2025), and both upstairs bathrooms. Ideally located within walking distance to both public and Catholic schools. Be sure to check out the 3D tour and the drone photos to truly appreciate all this home has to offer!