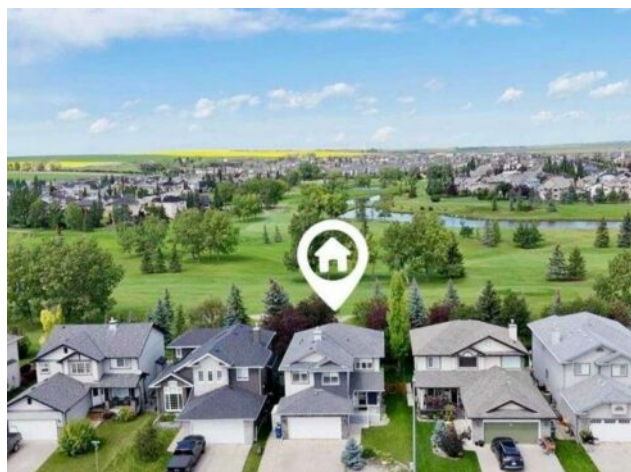


276 Fairways Bay NW  
Airdrie, Alberta

MLS # A2274154



**\$699,990**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fairways                                                |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,945 sq.ft.                                            | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 5                                                       | <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, Backs on to Park/Green Space, On Golf Course |               |                   |

|                    |                                                                                             |                   |    |
|--------------------|---------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** N/A

Welcome to 276 Fairways Bay NW, Airdrie!! This recently renovated 2-storey backs onto the GOLF COURSE, offering stunning views and a peaceful lifestyle, featuring a bright open layout with a CHEF'S KITCHEN, MAIN FLOOR OFFICE, and spacious living areas. Upstairs features a BONUS ROOM and three bedrooms, including a luxurious primary suite. The NEWLY FINISHED BASEMENT adds 2 bedrooms, a BAR, and a full bath. Enjoy an ATTACHED DOUBLE GARAGE, nearby schools, parks, and shopping &mdash; all in the sought-after Fairways community!