

**16, 103 Fairways Drive NW
Airdrie, Alberta**

MLS # A2281183



\$400,000

Division:	Fairways	
Type:	Residential/Duplex	
Style:	4 Level Split, Attached-Side by Side	
Size:	1,049 sq.ft.	Age: 2002 (24 yrs old)
Beds:	3	Baths: 2
Garage:	Single Garage Attached	
Lot Size:	0.06 Acre	
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Walk-In Closet(s)		

Inclusions: Small work Bench in garage with Vise and yard tools, Portable Kitchen Window Air Conditioner, Downstairs TV which is on wall.

Welcome to West Pointe Villas, Airdrie's sought-after adult living community, where pride of original ownership is evident throughout this beautifully maintained home. Thoughtfully designed with comfort and functionality in mind, the main level features an open-concept kitchen overlooking the living room, creating a bright and airy atmosphere. A generously sized dining area sits adjacent to a large window, offering an inviting space for everyday meals or entertaining. French doors from the living room lead to a sunny south-facing deck, overlooking a peaceful, fully fenced backyard—perfect for relaxing or enjoying outdoor time. A spacious bedroom on the main level can serve as a primary or guest room and is conveniently located next to a full four-piece bathroom. The upper level is dedicated entirely to a private primary retreat, featuring a large walk-in closet and a full four-piece ensuite, providing a quiet and comfortable escape. The lower level includes an additional bedroom, a welcoming family room, laundry area, and a large storage room, offering excellent versatility and extra living space. There is a rough in for a 3rd bathroom in the basement. Completing the home is a beautifully landscaped backyard and a single attached garage, making this property an exceptional opportunity for low-maintenance living in a well-established community.