

148 Fairways Drive NW  
Airdrie, Alberta

MLS # A2285110



**\$609,900**

<b>Division:</b>	Fairways		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Blinds and Curtain Rods (no curtains), Shed, Floating Shelf in Master Bedroom, TV Mounts

Located in the sought-after Fairways community, where Woodside Golf Course winds through the neighbourhood, this fully finished 2-storey is the perfect blend of comfort and style. With 4 bedrooms and 3.5 bathrooms, this move-in-ready home welcomes you with warm hardwood floors, loads of natural light, and an easy, open-concept layout. Cozy up by the gas fireplace, host dinner in the bright dining nook overlooking the private oasis backyard with plenty of mature trees, and enjoy cooking in the stylish kitchen featuring quartz countertops and newer stainless steel appliances. Main-floor laundry and a 2-piece bath add everyday convenience. Upstairs, the vaulted bonus room is ideal for movie nights or a play space, alongside two generous bedrooms, a full bath, and a spacious primary retreat complete with a 4-piece ensuite featuring a separate tub and shower. The fully finished basement (upgraded with sound-dampening insulation) offers even more space with a family room, fourth bedroom, and 3-piece bath &mdash; perfect for guests, teens, or a home office. Step outside to a backyard with the perfect amount of privacy; built for making memories &mdash; relax under the gazebo, enjoy the deck, and take advantage of the movable shed and play place. The insulated, drywalled double attached garage with epoxy flooring is the cherry on top. Bonus features? Central A/C, cellular blinds, and Gemstone Lights for stunning, customizable year-round exterior lighting &mdash; festive, functional, and fabulous. If you've been waiting for a golf course community home that truly checks all the boxes, this is it. Come see your next chapter today.