

# **\$437,500 - 134, 55 Fairways Drive Nw, Airdrie**

MLS® #A2228948

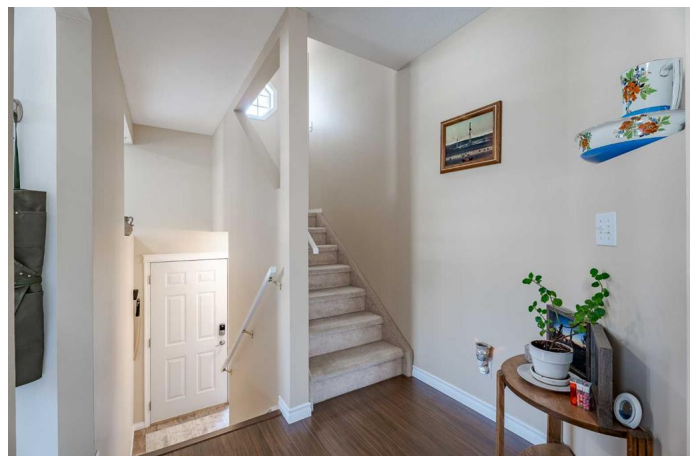
**\$437,500**

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.06 Acres

Fairways, Airdrie, Alberta

4 BEDROOMS + CORNER LOT + WALKING DISTANCE TO SCHOOLS + ATTACHED GARAGE! This charming semi attached bilevel offers a blend of functionality and comfort making it ideal for families while providing everyone with their own private space. Once inside this unique main floor layout provides many benefits. The kitchen is bright and airy boasting newer white cabinetry with stainless steel appliances. An open concept dining/living room with ample room for family dinners or entertaining guests. The living room is spacious and bright with French doors leading to the private back deck. Also on the main floor is a 3 piece bathroom and a large bedroom ideal for a primary bedroom or elderly parent. Up to the second level you will find another bedroom tucked away from the day to day living, with a 2 piece ensuite and walk in closet. The finished basement has 2 good sized bedrooms, each with a large window, a family room with a gas fireplace, a 4 piece bathroom and the laundry room. The single attached garage provides secure parking and additional storage space. Enjoy your morning coffee or relax at the end of the day on your very private back deck. No lawn maintenance to worry about as it is included in your condo fees! Furnace was replaced in 2019 and hot water tank was replaced in 2018. All windows have quality "zebra" blinds except for family room in basement. This home is walking distance to the catholic and public schools, close to shopping and the golf course



with quick and easy access to the highway.

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228948               |
| Price          | \$437,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,077                  |
| Acres          | 0.06                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 134, 55 Fairways Drive Nw |
| Subdivision | Fairways                  |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B2T5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Basement, Gas  |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                    |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt                                                  |
| Construction      | Stone, Vinyl Siding                                      |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | R2-T           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.