

# \$750,000 - 709 Fairways Green Nw, Airdrie

MLS® #A2225499

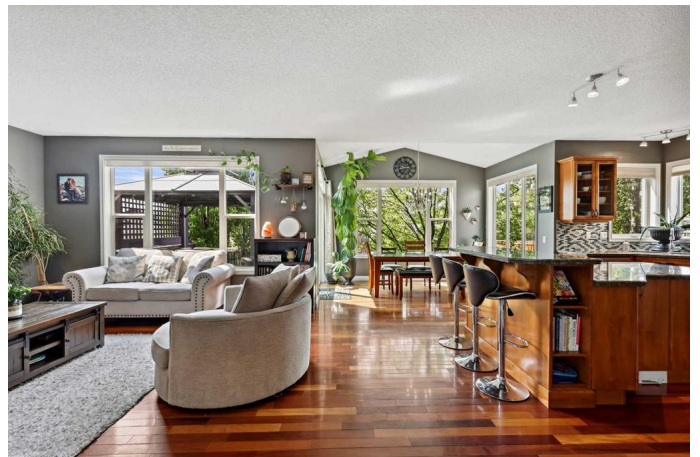
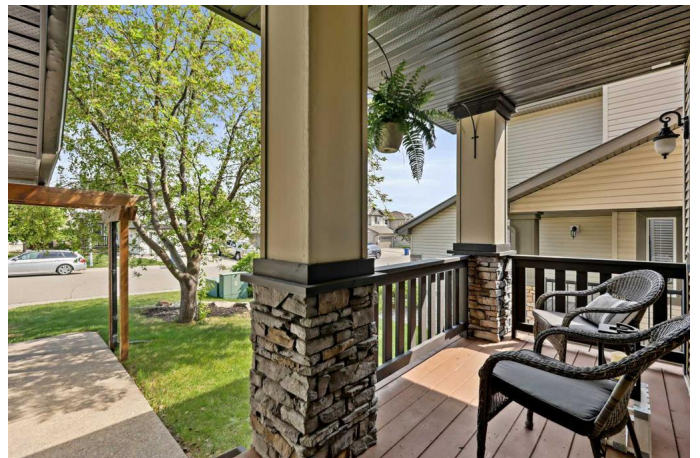
**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,306 sqft

Residential on 0.12 Acres

Fairways, Airdrie, Alberta

STOP the car!! Welcome to the perfect blend of comfort, function, and style in this turn-key, fully finished two-storey family home nestled on a quiet street in the desirable Fairways community. With 4 bedrooms, 3.5 bathrooms, over 3,300 sqft of total living space, and loaded with thoughtful elegant upgrades, this home truly has it all! The charming exterior features a freshly painted covered front porch, exposed aggregate driveway, and classic curb appeal. Inside, you're greeted by rich hardwood floors, large windows, and a flowing main floor layout. A main floor den offers a quiet space to work from home, while the open living room centers around a cozy gas fireplace. The spacious custom kitchen features plenty of drawers and cabinet space, under-cabinet lighting, high-end stainless steel appliances, walk-in pantry, and a central island with a raised eating bar and built-in shelving. Bonus: a central vac kick-plate at your feet for easy cleanup! Adjacent to the kitchen, a vaulted 9'™ ceiling dining area opens via sliding doors to your sunny SOUTH-facing backyard – showcasing a two-tiered composite deck, BBQ gas line, gazebo, shed, and play structure – all included! It's a backyard built for both quiet mornings and summer entertaining. The mudroom is smartly designed with a custom rustic built-in locker, half bath, laundry area with cabinetry, counter space, and access to the double attached garage which offers a side man door. Upstairs you'll find a spacious vaulted bonus room,



3 bedrooms – one with a unique custom wrap-around ledge – and a serene primary retreat complete with ceiling fan, walk-in closet, and a spa-like 5-piece ensuite: dual separate quartz vanities with his/her sinks, large soaker tub with wand, walk-in shower, and a separate water closet with door. Another full 4-piece bathroom with linen storage completes the upper floor. The fully finished basement is a dream for entertainers and sports fans alike: an oversized rec room, built-in speaker system, mini jumbotron, and 3-sided gas fireplace set the stage. Enjoy a dedicated theatre room with projector, screen, 3 theatre chairs, and surround sound – all included – plus a wet bar with beverage cooler, a 4th bedroom, 3-piece bath, and large storage/mechanical room. Bonus features: central air conditioning, central vac, water softener, and a great location close to schools, parks, golf, shopping, medical, restaurants, and pathways. This is the ideal family home for those looking for character and who love to entertain and want a turn-key lifestyle in one of Airdrie’s most beloved communities.

Built in 2004

### Essential Information

MLS® #	A2225499
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,306
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 709 Fairways Green Nw  
Subdivision Fairways  
City Airdrie  
County Airdrie  
Province Alberta  
Postal Code T4B 3E6

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Insulated  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Recreation Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Other, Playground, Private Yard  
Lot Description Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	23
Zoning	R1

## **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.