

**276 Fairways Bay NW
Airdrie, Alberta**

MLS # A2249099



\$769,990

Division:	Fairways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry		

Inclusions: n/a

****Open House Sunday Aug 17(12-03pm)****Welcome to 276 Fairways Bay NW, Airdrie — a beautifully maintained recently renovated two-storey home nestled in the peaceful and family-friendly Fairways community. Backing directly onto the golf course, this property offers scenic views, privacy, and a serene lifestyle. The bright and open main floor features a spacious living room, dining area, and a chef-inspired kitchen with rich cabinetry, stone countertops, and a large island perfect for entertaining with a main floor office. Upstairs, you’ll find a versatile bonus room, three generous bedrooms including a primary suite with two closets and 5-piece ensuite, and a convenient full bathroom. The newly finished basement provides two more bedrooms with a 3-piece washroom plus bar area, while the double attached garage and additional parking make daily life easy. With proximity to three schools, parks, walking paths, shopping, and popular Restaurants, this home combines comfort, convenience, and community charm. Don't miss your chance to live in one of Airdrie’s most desirable neighbourhoods!