

2047 Fowler Road SW  
Airdrie, Alberta

MLS # A2167632



## \$689,900

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** NONE

Brand new sophisticated home full of upgrades in Airdrie's new master-planned neighbourhood of Wildflower. This new hillside community on Airdrie's west side embraces local roots, heritage, and sustainability, offering not just new homes but a unique lifestyle experience like no other. Homeowners will enjoy access to Airdrie's first pool, a year-round sports court, extensive pathways, exclusive spaces designed to naturally attract people to gather and mingle and much more. Beautiful curb appeal with an insulated and drywalled double attached garage welcomes you home. Inside this beautiful sanctuary is a quiet retreat with numerous upgrades including knockdown ceilings throughout, luxury vinyl plank flooring, 35oz carpet with 8lb underlay going up the upper level, a contemporary lighting package, Levven wireless switches, 96% efficient furnace, high-efficiency 50-gallon hot water tank, smart thermostat, smart garage opener, smart door lock, a smart video doorbell and so much more. Thoughtfully designed to help support physiological and psychological health through the use of natural materials, connections to nature throughout the community, an open concept layout and maximized exposure to natural light. The modern kitchen inspires any chef with quartz countertops, stainless steel appliances, designer cabinets with 36" uppers and soft-close upgrade, timeless subway tile and a large centre island with a flush eating bar to gather around. Clear sightlines into the living and dining rooms offer great connectivity for unobstructed conversations with family and guests. A mudroom with built-ins hides away jackets and shoes. Handily a tucked away powder room completes the level. Gather in the upper level bonus room and come together over engaging movies and family game nights. Escape at the end of the day to

the luxurious owner's retreat with a spacious layout that includes a walk-in closet and lavish 5-piece ensuite boasting quartz countertops, dual sinks, a deep soaker tub and an oversized shower. Both additional bedrooms are generously sized and share the 4-piece main bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs. Awaiting your creative ideas is the unfinished basement with upgraded 9 feet ceiling. This extraordinary, brand new home has it all including an unsurpassable location. Book your showing and come see for yourself!