



**Airdrie-LAA6-Fairways**  
422 FAIRWAYS Mews NW

LP \$ 699,750  
MLS #: C3613050

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	0	Style:	Bungalow
Rms Abv Gd:	4	Year Built:	2003
Bedrms:	Above: 2/Ttl: 4	Basement:	Full, Walkout
Full/Half Baths:	3	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1386.94	Total Sq M:	128.9
			New Construction: N

Backing onto Woodside Golf Course and located on a quiet cul-de-sac in the desired community of Fairways. This classic, open layout bungalow offers over 2400 sq. ft. total living quarters. Showcasing gleaming hardwood flooring, gourmet kitchen with granite counters, stainless appliances, custom cabinetry, walk-in pantry & breakfast bar. Main level also offers a bright breakfast nook, elegant living room, master retreat with vaulted ceiling, large walk-in closet and 5-pc ensuite featuring his/her sinks & jetted tub. Lower walk-out level provides you with a large recreation area, wet bar, spacious bedroom with walk-in closet, 4-pc bathroom & french doors giving way to a beautiful back yard, just steps away from the putting greens and endless views of the open sky. Roughed-in wiring for sound system and alarm & triple attached heated garage round out some of the many features of this outstanding home.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:06/30/14		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	1	1	0	0	Occupancy:	Seller	Main:	128.9	1386.94
Enst Baths:		0	0	0	1	0			Uppr:	128.9	1386.94
Addl Rms:	Finish Levels: 2						Garage Dim:	29x24	AbGd:	128.9	1386.94
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	<a href="http://www.cssd.ab.ca">www.cssd.ab.ca</a>	Lowr:	95.0	1022.58
Fireplace:	Heatilator/Fan, Glass Door, Mantle						Middle Schl:	<a href="http://www.rockyview.ab.ca">www.rockyview.ab.ca</a>	BIGd:	96.0	1032.91
Parking:	Triple Garage Attached						High Schl:	<a href="http://www.rockyview.ab.ca">www.rockyview.ab.ca</a>	Total A.G:	128.9	1,386.94

Living Room:	3.65x5.18	M	Master Bdrm:	3.9x4.26	M
Dining Room:			Bedrm 2:	3.04x3.04	M
Kitchen:	6.21x5.18	M	Bedrm 3:	3.26x3.13	L
Family Room:	4.87x3.74	L	Bedrm 4:	3.74x3.26	L
Den:			Recreation Room	3.33x4.32	L

Bonus Room:

Flooring:	Hardwood, Wall to Wall Carpet, Linoleum	Foundation:	Concrete Slab
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Schools	Features:	Broadloom-Upgraded, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2x6', Fire Pit, No Animal Home, No Smoking Home, Patio, Porch, Swirlpool Bath (Jacuzzi), Vinyl
Goods Incl:	Venetian Blinds, Garage Control, Drapes/Curtains, Dryer, Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Garage Opener-2 Control, Garage Opener, Oven-Microwave, Refrigerators-Two, See Remarks, Stove-Gas, Washer, Vacuum System Attachments	Amenities:	
		Restrict:	EASE, R-COV, UTILR
		Goods Excl:	

Warranty: None  
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	605.8	Lot Dimen:	
Frontage:	5.6	Lot Shape:	Irregular
Depth:	34.8	Zoning:	R-1 R-1
Conform:		Cnform Yr:	
		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,388 - 2013	Local Improve	