

\$399,900 - 118, 55 Fairways Drive Nw, Airdrie

MLS® #A2267389

\$399,900

4 Bedroom, 4.00 Bathroom, 1,260 sqft

Residential on 0.06 Acres

Fairways, Airdrie, Alberta

MOVE-IN READY | ATTACHED GARAGE |
LOW CONDO FEES | PIE LOT | SOUTH
BACKYARD | 4 BEDROOMS + 4
BATHROOMS | GOLF COMMUNITY |

Beautifully refreshed and move-in ready, this family-friendly home in the sought-after golf community of Fairways offers a balance of comfort, convenience and value. The bright open-concept main floor showcases updated flooring and a neutral colour palette that complements any décor style. A spacious front living area with large windows invites natural light throughout the day, while the adjacent dining room opens through French doors to the sunny south-facing backyard, perfect for kids to play or for easy indoor/outdoor entertaining. The updated kitchen features timeless grey cabinetry, a gas stove, subway tile backsplash and a window overlooking the yard to keep an eye on the kids. A convenient powder room completes this level. Upstairs, the generous primary bedroom offers a walk-through closet that connects to a private 2-piece ensuite for added comfort. 2 additional bedrooms share a full 4-piece bathroom, providing plenty of space for growing families. The finished basement extends the living space with a large rec room anchored by a cozy gas fireplace to gather in front of and enjoy movies and games nights. Completing this level is a 4th bedroom, a 3-piece bathroom, laundry area and ample storage. Set on a pie-shaped lot with no neighbours behind, the fenced yard provides



privacy with a deck for barbequing and relaxation and lots of grassy play area. Never scrape your vehicle’s windows again, thanks to the convenient attached garage with extra driveway parking. Located within walking distance of both public and Catholic schools and minutes from shopping, parks and the Woodside Golf Course, this home combines practicality with an active family lifestyle. With its low condo fees, modern updates and prime location, this home is ready for your next chapter!

Built in 2000

Essential Information

MLS® #	A2267389
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,260
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	118, 55 Fairways Drive Nw
Subdivision	Fairways
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2T5

Amenities

Amenities	None
-----------	------

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	7
Zoning	R2-T

Listing Details

Listing Office	LPT Realty
----------------	------------

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.