

11336 112 Avenue
Fairview, Alberta

MLS # A2353519

\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Heated Garage, Interlocking Driveway, RV Access/Parking, T		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Native Plants, No Neighbours Behind		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Garage Fridge, A/C unit		

Exceptional Living in Desirable neighbourhood of Beaver Ridge, Fairview. Prepare to be impressed by this stunning home, where thoughtful design, quality finishes, and beautiful natural surroundings come together. From the moment you arrive, the impressive curb appeal stands out, with an interlocking brick driveway offering plenty of parking and an in floor heated triple car garage with 220 power in the separate workshop space. Enjoy being just minutes from the Fairview Golf Course on foot or by golf cart. Inside, you’ll discover a distinctive floor plan designed for comfortable main floor living, complemented by expansive windows that fill the home with natural light and showcase peaceful, unobstructed views of nature. Step outside onto the spacious, entertainment sized deck and a yard full of mature tress and perennial plants. The kitchen is sure to impress, featuring custom cabinetry, gorgeous quartz countertops, a new range, and a functional island. Its open connection to the dining area creates an inviting space for everyday living and entertaining. The living room continues the home’s elegant feel with a mix of hardwood flooring and carpet, along with a gas fireplace that provides the perfect focal point. The impressive primary suite offers a private retreat you’ll love coming home to. Downstairs, the fully developed lower level provides plenty of additional living space, with two generously sized bedrooms, a full bathroom, a versatile flex room, and abundant storage. The home also features air conditioning with the forced air furnace and in floor heating through the garage and basement. A remarkable combination of space, style, craftsmanship, and scenic surroundings, this Beaver Ridge home offers a truly special place to call home.