

11212 110 Avenue Close
Fairview, Alberta

MLS # A1043737



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2009 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, On Golf Course, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed

Easily one of the best locations in town backing onto Hole #3 at the Fairview Golf and Country Club! This gorgeous 2-story is situated nicely in a quiet cul-de-sac of executive homes. You will be pleasantly surprised by the large property allowing for R.V parking. Enjoy your own park setting with the huge deck and yard filled with plenty of big trees overlooking the golf course. The deck is partly covered with a perfect BBQ area allowing for winter use. The main floor open-concept living includes a big kitchen with warm modern cabinets, a corner pantry, and an island which offer the extra storage and counter space you've been looking for. Right near the front door is a main floor office that is currently used as a salon. A 2 pc bath and mudroom lead to the oversized 26x30 heated garage with 10 foot over head doors & plenty of room for parking, tools, and toys! The top floor features laundry, 3 large bedrooms, a full bathroom and a magnificent owner suite complete with ensuite, walk-in closet and a balcony over looking the golf course. The house has even more with a fully developed basement that is the perfect rec room offering plenty of area for entertaining or letting the kids run free. This home has A/C and two furnaces allowing for maximum comfort control. If you're looking for a home in the perfect location with all the space needed for a big family this property is for you!