



**11207 110 Ave. close
Fairview, Alberta**

MLS # A2186948

\$520,000



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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,565 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.28 Acre | | |
| Lot Feat: | Cul-De-Sac, Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle | | |

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|--------------------|---|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 3-82-3-W6 |
| Exterior: | Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Mixed Wood Frame | Zoning: | R1 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Rare Opportunity: Exceptional Home in a Prime Location! Step into a unique opportunity to own a home that rarely comes on the market. Nestled in an exclusive cul-de-sac within an upper-end neighborhood, this property boasts an enviable location adjacent to scenic walking trails, a serene wetland area, and a prestigious golf course. This meticulously designed residence showcases quality custom brickwork and an expansive stone driveway, providing ample parking space and eliminating the need for street parking. The gorgeously landscaped front and back yards feature mature trees, easy-maintenance grass curbing, underground sprinklers, and charming stone pathways, all enclosed by a secure fence with a dedicated garden area. For the handyman or hobbyist, this property includes a versatile 14 ft. x 24 ft. stucco-finished garage/workshop. This space is wired and insulated, equipped with both a walk-in and overhead door, offering convenient access to the back alley through a large sliding steel gate. Enjoy your mornings and evenings on the partially enclosed upper rear deck, which faces southeast and features a glass railing and natural gas outlet, perfect for outdoor dining. This home is designed for comfort in every season, with air conditioning for warm summer days, a cozy gas fireplace for chilly winter nights, and in-floor heating in the basement, ensuring warmth in the games and TV rooms. Inside, you will find custom cherry solid wood cabinetry, elegant ceramic tiles, and maple hardwood flooring throughout the main level. The home currently offers two spacious bedrooms, with the potential to easily convert into four. The large laundry room can be transformed into a nursery or additional bedroom, while a fourth bedroom can be created in the lower level, complete with garden doors and a Murphy bed for added flexibility. With an abundance of

options and features too numerous to mention, this home is a must-see. Don't miss your chance to view this exceptional property. Contact your favorite Realtor today to schedule a private showing and explore the possibilities that await you.