

**11344 112 Avenue  
Fairview, Alberta**

**MLS # A2198488**



**\$414,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,899 sq.ft.  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Drive Through, Driveway, Triple Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.21 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular L |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco  | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Dry Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Discover the perfect blend of comfort and functionality in this spacious 1,899 sq. ft. 4 bedroom, 4 bathroom two-storey home, nestled in a quiet residential neighborhood. Designed for family living and entertaining, the open-concept kitchen features an extra-large island and seamlessly flows into the dining area. The main floor offers convenience and versatility with a laundry room, office space, cozy living room, and a half bath. The attached heated triple car garage includes a single drive-through bay—ideal for backyard access and landscaping needs. Upstairs, the generous primary suite boasts his-and-hers closets and a luxurious ensuite with a jetted tub offering a breathtaking view. Two additional bedrooms and a full bath complete the upper level. Step outside to a rear deck overlooking an open field, where you can unwind and enjoy the peaceful scenery—keep an eye out for visiting deer! The finished lower level is an entertainer’s dream, featuring a family/rec room with a refreshment area, gas fireplace, full bath, and a study. With stunning views, a fantastic neighborhood, and a thoughtfully designed home, this property is a must-see. Call today to book your showing!