

# \$1,600,000 - 25 Farries Drive Se, Airdrie

MLS® #A2191028

**\$1,600,000**

3 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 1.97 Acres

NONE, Airdrie, Alberta

Hurry! Don't miss this rare opportunity to own a property of this calibre within the city of Airdrie. From the moment you drive through the gates, you'll fall in love with this private, treed, two-acre oasis complete with a small pond. The fully fenced lot features over 200 trees and fruit bushes and feels like an urban park.

The front foyer leads you to the living room with an attached dining area boasting beautiful hardwood floors and the warmth of a gas fireplace. The kitchen features beautiful S/S appliances including a five-burner gas stove, built-in ovens, and a full-sized side-by-side fridge and freezer, and stone counters. Just off the kitchen, the sunken family room provides a second fireplace and sitting area, with access to the back deck. The front foyer also provides access to the staircase which leads up to the open landing where you'll find the master suite, a massive bonus room, and two generously sized bedrooms. The main bath includes a large jetted tub for the whole family to enjoy. From the master suite, you have access to the large balcony with South exposure overlooking the backyard, perfect for enjoying your morning coffee or warm summer evenings. The lower level is fully developed and offers additional living space, ideal for movie nights, gym space, or guests. The convenience of another 3-piece bathroom and additional storage space are perfect for the family.

In addition to the double attached garage



(21'x 20'), and oversized heated double detached garage (32'x 24'), there's an amazing heated shop space (51'x 31') that allows for a workshop, home office, additional vehicle or RV storage. This home comes equipped with an emergency power backup generator and central air. The home is close to shopping, schools, and just minutes from all the amenities of the city. Take advantage of the rare opportunity to experience private estate living within the city of Airdrie with paved access.

Built in 1998

### Essential Information

MLS® #	A2191028
Price	\$1,600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	1.97
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	25 Farries Drive Se
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3H8

### Amenities

Utilities	See Remarks
Parking	Double Garage Detached, Garage Door Opener, Driveway, Double Garage Attached, Electric Gate, Front Drive, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Detached, See Remarks
# of Garages	10
Waterfront	Pond

## Interior

Interior Features	Breakfast Bar, Built-in Features, Bookcases, Closet Organizers
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, See Remarks, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Built-In Oven, Gas Cooktop, Microwave, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance
Lot Description	Back Yard, Lawn, Rectangular Lot, City Lot, Creek/River/Stream/Pond, Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	February 10th, 2025
Days on Market	71
Zoning	RR-2

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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