

# \$639,990 - 2038 Fowler Road Sw, Airdrie

MLS® #A2204390

**\$639,990**

3 Bedroom, 3.00 Bathroom, 1,666 sqft  
Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

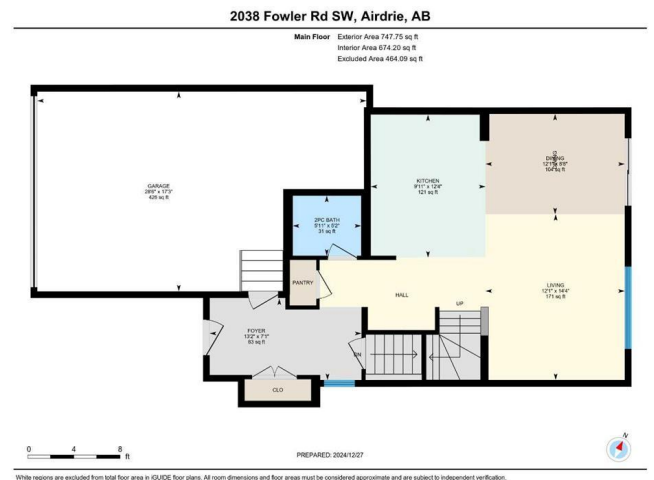
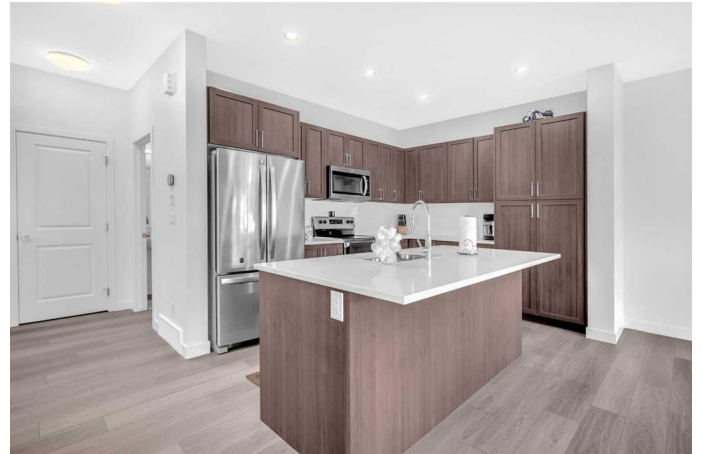
Welcome to your dream home in Wildflower, Airdrie's emerging premium master-planned community! This stunning brand-new 3-bedroom, 2.5-bath detached home with a front double car garage over 1666+ sqft is thoughtfully designed for modern living. Featuring a walkout basement, spacious laundry, and hardy board siding, this home is perfect for families at all stages of life.

On the main floor, step into the inviting foyer with a convenient coat closet. The beautifully designed kitchen boasts rich brown cabinets, white countertops, a stylish backsplash, and ample storage, flowing seamlessly into the dining nook and cozy living area. Enjoy outdoor relaxation on the deck, accessible from the dining nook. A pantry and half bath complete this level for added convenience.

Upstairs, the primary bedroom is a true retreat with a luxurious 5-piece ensuite featuring double vanities, a private water closet, and a spacious walk-in closet. Two additional bedrooms, a shared 4-piece bathroom, and a well-appointed laundry room with washer and dryer provide comfort and practicality.

The unfinished walkout basement is a blank canvas with bathroom rough-ins and abundant natural light, allowing you to create the space of your dreams.

Located in Wildflower, this vibrant community



offers future resort-style amenities at the Hillside Hub, including Airdrie's first outdoor pool, a year-round hot tub, sports courts, a banquet area, and more! Schools, playgrounds, and essential amenities are just a short drive away.

Don't miss the chance to call this incredible home yours. Contact your favorite realtor for showing!

Built in 2024

### Essential Information

MLS® #	A2204390
Price	\$639,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,666
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2038 Fowler Road Sw
Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B7

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 1

### **Interior**

Interior Features Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features Balcony  
Lot Description Other  
Roof Asphalt Shingle  
Construction Asphalt, Brick, Concrete, Mixed, Other  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 16  
Zoning R1-U  
HOA Fees 1  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.