

**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!