

# \$1,499,999 - 25 Farries Drive Se, Airdrie

MLS® #A2221623

**\$1,499,999**

3 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 1.97 Acres

NONE, Airdrie, Alberta

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



24â€™), thereâ€™s an amazing heated shop space (51â€™x 31â€™) that allows for a workshop, home office, additional vehicle or RV storage. The shop was built in 2022. 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® #	A2221623
Price	\$1,499,999
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**

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Double

Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, Quad or More Detached, RV Access/Parking, Secured, Workshop in Garage, Electric Gate, Gated, RV Garage

# of Garages 8

Waterfront Pond

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Low Flow Plumbing Fixtures

Appliances Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks, Washer, Window Coverings, Built-In Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Glass Doors, Living Room, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Barbecue, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, City Lot, Landscaped, Lawn, Many Trees, Private, See Remarks

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Wood

### Additional Information

Date Listed May 15th, 2025

Days on Market 3

Zoning RR-2

### Listing Details

Listing Office Coldwell Banker Mountain Central

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