

# \$619,900 - 37 Fawn Meadows Drive, Delburne

MLS® #A2218021

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.18 Acres

Fawn Meadows, Delburne, Alberta

Welcome to 37 Fawn Meadows Drive – A Custom-Built Bungalow That Has It All! Step into this immaculate 1,608 sq ft custom-built bungalow and instantly feel at home. Thoughtfully designed with style and comfort in mind, this property offers spacious living both inside and out. From the large, bright foyer to the open-concept main living space, every detail has been carefully considered.

The heart of the home is a stunning kitchen featuring quartz countertops, elegant white cabinetry with over-cabinet lighting, black stainless steel appliances, a corner pantry, and a large center island perfect for cooking and entertaining. Natural light pours into the dining and living areas through triple-pane windows, highlighting the warmth of the vinyl plank flooring. Cozy up to the gas fireplace in the living room or host memorable family meals in the expansive dining area.

The main floor boasts a generous primary suite complete with a walk-in closet and luxurious 5-piece ensuite. A second bedroom offers flexibility for guests or a home office, while a convenient 2-piece guest bath and main floor laundry/mudroom with laundry sink round out this level.

Downstairs, enjoy the fully finished basement with 9' ceilings, a large rec room and games area with a second feature fireplace, two oversized bedrooms, a 3-piece bathroom, and a substantial storage area.

Car enthusiasts and hobbyists will love the



heated 28x28 garage with 12' ceilings, floor drain, exhaust fan, hot/cold water, urinal, and EV charger wiring. The south-facing backyard features a covered composite deck—ideal for relaxing or entertaining outdoors.

Additional features include: ICF block foundation for energy efficiency, RO water filtration and water softener, Close proximity to school, riding arena, recreation center, and golf course!!

Located in a peaceful small-town setting, this meticulously maintained home offers high-end finishes, modern conveniences, and exceptional value. Don't miss your chance to make 37 Fawn Meadows Drive your new address!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218021    |
| Price          | \$619,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,608       |
| Acres          | 0.18        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37 Fawn Meadows Drive |
| Subdivision | Fawn Meadows          |
| City        | Delburne              |
| County      | Red Deer County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M 0V0 |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                                                               |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, See Remarks, Workshop in Garage, Other |
| # of Garages   | 2                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                                  |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                           |
| Fireplaces        | Family Room, Gas, Living Room, Mantle                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | BBQ gas line, Garden                        |
| Lot Description   | Lawn, On Golf Course, Pie Shaped Lot, Views |
| Roof              | Shingle                                     |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | ICF Block                                   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |
| Zoning         | R1            |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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