

# \$560,000 - 37 Fawn Meadows Drive, Delburne

MLS® #A2229397

**\$560,000**

4 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.18 Acres

Fawn Meadows, Delburne, Alberta

Welcome to 37 Fawn Meadows Drive â€” 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 full 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® #	A2229397
Price	\$560,000
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, Oversized, See Remarks, In Garage Electric Vehicle Charging Station(s), Other, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
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, Views, Pie Shaped Lot
Roof	Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	ICF Block

### Additional Information

Date Listed	June 10th, 2025
Days on Market	44
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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