



GRASSROOTS
REALTY GROUP

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**4315, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2223254



\$254,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 696 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Stall, Titled, Underground | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 420 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Vinyl Siding, Wood Frame | Zoning: | M3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | Microwave, Window Coverings | | |

PRICE REDUCED to \$254,999, and No CONDO Fee for 4 months. A well-designed, TRENDY unit in the Creekside Crossing complex. Step inside a spacious entryway that leads into a FUNCTIONAL OPEN-CONCEPT Kitchen with stunning Granite Countertops, full-height cabinetry, a stylish tile backsplash, and AMPLE STORAGE / PANTRY; a durable Laminate floors, a SPACIOUS LIVING Room with EXPANSIVE WINDOWS allowing sunny natural light to brighten the interior, provides direct access to your covered balcony. Boasting a SPACIOUS two-bedroom suite with Ample CLOSET Space. The primary bedroom features a Walk-In Closet with a DOOR and Direct ACCESS to the four-piece bathroom - it is designed for the accessibility of guests and the second bedroom. A dedicated In-SUITE Stacked Laundry unit for convenience; well-maintained and FRESHLY PAINTED throughout; a titled, HEATED Underground parking just mere steps from the elevator; several ABOVE-GROUND Visitor parking spaces are readily available for visitors. The CONDO FEES include Heat and Water. This is a well-managed building with a low-maintenance lifestyle in an excellent location. Experience the best of Airdrie living with all the essential amenities you need just minutes away: the nearby shops, grocery stores, URGENT Care & Laboratory services, Library, parks, playgrounds, public transit, restaurants, and more. Easy access to Highway 2 and Stoney Trail. It is a fantastic opportunity to own a space .. this is a ready MOVE-IN unit to be your new home! A Must-see, book your showing today .. P.S: Explore the property from any angle, watch the 3D tour! Enjoy.