



GRASSROOTS
REALTY GROUP

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**4210, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2230287



\$199,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 288
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: none

Sunny eastward views and stylish design welcome you home to this flat in amenity-rich Mackenzie Pointe of Airdrie. Inside, you'll immediately be struck by inviting warm tones and big windows that fill the open layout with natural light. NEW VINYL PLANK FLOORING is a thoughtful update that adds a subtle high-end feel. The kitchen offers plentiful cabinets and counterspace, including a breakfast bar that overlooks the dining area. A large living room is the perfect spot to curl up for your favourite shows, and the balcony begs for a morning cup of tea or coffee as you watch the sun come up. The bedroom is spacious with big closets, and the bathroom is well-appointed with a tiled shower and soaker tub. This condo has IN-SUITE LAUNDRY and tons of storage, with a large coat closet in the foyer. Your parking spot is just steps from the building entrance, and the mailbox is just inside the door on the way to the elevator; plus, give your guests your included VISITOR TAG to make hosting a breeze. The Creekside Village complex was made to be the hub for your lifestyle, incorporating a plethora of shops, eateries, and services right into the plaza – you can access the amenities you need in just steps, without even leaving the parking lot. A few favourites are Ferraro Truly Italian, Fitness, and Mountain Health. It really has the feel of a self-contained village, encouraging you to connect with neighbours and business owners. Within blocks, you can explore the neighborhood, with Sobeys and more shopping just across the street, Iron Horse Park a block away, and popular downtown in walking distance. Of course, if you like to get outside for your adventures, this home is well-located to pop out for a walk in the park along the extensive area pathways, head over for a round at the Woodside Golf Course, or hop onto either Yankee Valley or Veterans

Boulevard to be headed west into the mountains in just minutes. Plus, nearby Highway 2 gives you a quick and easy route to CrossIron Mills, the International Airport, or to go visit friends around Calgary. Live the good life, see this one today!