



GRASSROOTS
REALTY GROUP

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**1111, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2246624



\$299,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Located in the desirable Chateau building, this beautiful condo offers a spacious and modern living experience. Featuring quartz countertops, a large kitchen, and stylish tile and carpet flooring throughout, the open layout is perfect for entertaining and everyday comfort. A huge walk-through closet and in-suite laundry add to the convenience, while custom blinds bring a touch of elegance to every room. Step outside to your private outdoor patio area, ideal for enjoying a relaxing happy hour, morning coffee, or simply taking in the fresh air. The condo includes titled underground parking with storage, plus a separate storage unit for all your extra belongings. As a 40-plus condo building, it offers a peaceful, adult-oriented environment. You'll also enjoy access to the well-equipped amenities room, perfect for hosting parties or gatherings. The beautifully designed front foyer, complete with comfortable furniture, is a great space for relaxing or visiting with neighbors. Located within walking distance to grocery stores, drugstores, medical offices, pubs, and restaurants, this home offers unbeatable convenience in a well-built and welcoming community.