



GRASSROOTS
REALTY GROUP

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**1407, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2253595



\$284,700

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		
Heating:	Baseboard	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	Cable, Electricity, See Remarks, Sewer, Water
Features:	Kitchen Island, Quartz Counters, See Remarks		

Inclusions: N/A

Experience Elevated Living in Downtown Airdrie! Discover this rare gem: a stunning TOP FLOOR unit in Creekside Village, offering unparalleled convenience and style. This beautifully appointed 760 sq ft condo boasts TITLED, heated underground parking and a location that puts you steps away from everything you need. Step inside to a bright and airy open-concept layout, where natural light floods through expansive windows. The inviting grand entrance foyer is setting the tone for sophisticated living. The spacious living room is creating a warm and welcoming ambiance. The chef-inspired kitchen is a highlight, featuring gleaming quartz countertops, upgraded cabinetry, and great appliances. A large kitchen island with a breakfast bar provides the perfect spot for casual dining, while the adjacent dining area offers ample space for entertaining. Retreat to the serene primary bedroom, complete with a walk-in closet and a private 3-piece en-suite bathroom. The comfortable second bedroom is perfect for guests or kids, and the second full 4-piece bathroom ensures convenience for all. You will discover as well a very well appointed office where you can work or set it up a playing area for the kids. Enjoy the ease of in-suite laundry with an upgraded washer and dryer. This quiet unit is offering exceptional privacy. Relax and unwind on your sunny balcony, overlooking the tranquil small park – an ideal spot for morning coffee or just to relax after working hours. Call for your private viewing today!