



GRASSROOTS
REALTY GROUP

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1405, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2255074



\$399,900

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 337
LLD:	-
Zoning:	DC-5
Utilities:	-

Inclusions: Ring Doorbell/Camera, Hallway Chime Hardware

Discover this beautifully maintained 3-bedroom townhouse in the heart of Yankee Valley Crossing, offering comfort, convenience, and exceptional value. With parking for two vehicles plus an oversized single garage that provides plenty of storage, this home has space for everything you need. Step inside to a welcoming foyer that opens into a bright and inviting main floor—perfect for relaxing or entertaining. The spacious kitchen features ample cupboard and counter space, along with a walk-in pantry ideal for all your essentials. Just off the dining area, a private deck offers the perfect spot for summer barbecues or quiet evenings outdoors. Upstairs, you’ll find two generously sized bedrooms and a full 4-piece bathroom. The large primary suite includes its own ensuite and two oversized closets, giving you both comfort and functionality. The fully finished basement adds even more living space, complete with a rec room and 3-piece bath—whether it’s game nights, movie marathons, or a kids’ play zone, this level has it all. Located within walking distance to schools, groceries, restaurants, pharmacy, and more, this condo puts all amenities at your doorstep. Priced among the best 3-bedroom options in Airdrie, this home is a must-see. Don’t miss out—schedule your showing today!