



**2432, 604 East Lake Boulevard NE  
Airdrie, Alberta**

**MLS # A2255091**



**\$349,900**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

EXCLUSIVE LUXURY LIVING IN ONE OF AIRDRIE'S MOST DESIRABLE CONDOS — Prepare to be captivated! This rare corner unit is one of only a select few in the building, offering an unparalleled living experience. At 948 square feet, it provides more space than most other units, blending the convenience of condo living with the comfort and feel of a true home. From the moment you enter, the expansive design and modern elegance greet you. A dedicated foyer (not the typical "straight into the kitchen" entry) welcomes you into a dramatic open space, featuring soaring 18-foot ceilings, a bright open-concept living room, and an abundance of natural light that pours through the windows. The kitchen has been designed for both style and function, with granite countertops, a spacious island, and stainless appliances — including a brand-new fridge and dishwasher. Ample storage adds to the appeal, ensuring your kitchen remains organized and stylish. The living room, bathed in natural light, leads out to your private southeast-facing deck, offering panoramic views of the lake, downtown skyline, and the mountains — a stunning backdrop from every angle. Inside, the condo features two generously sized bedrooms. The luxurious primary suite boasts a walk-in closet and a private 3-piece ensuite. The spacious second bedroom is perfect for guests or family, while the versatile den offers endless possibilities as a home office, creative studio, or quiet reading nook. A full 4-piece bathroom completes the thoughtful layout. Additional conveniences include in-suite laundry and extra storage. As an added bonus, this home comes with a rare titled 2-car tandem underground parking stall — a highly coveted feature in the building. This isn't just a condo; it's a lifestyle. With its exclusive design, sweeping views, and quality

finishes, this home stands in a class of its own. Opportunities like this don't come often. Call today to schedule your private showing!