



GRASSROOTS
REALTY GROUP

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**8128, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2274092



\$314,900

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 795
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	attached shelving and storage units, 2nd refrigerator		

This stunning condo is a rare find — over 1000 sq ft, and beautifully renovated from top to bottom! This unit is set in one of Airdrie's most peaceful locations, backing onto a serene pond with lots of beautiful nature to observe. Inside, every detail has been refreshed: new paint, flooring, trim, light fixtures, knock-down ceilings, and a brand-new kitchen with quartz counters, stylish cabinetry, hidden spice rack, “magic corner” storage, instant hot water tap at the kitchen sink, and all new stainless-steel appliances. Thoughtful touches continue throughout — built-in storage, an extra fridge and freezer, and new washer & dryer. The spacious primary suite offers not one but two walk-in closets with built in storage, and a full ensuite. Enjoy morning coffee or evening sunsets on your large wraparound patio with no neighbours in sight. This well-managed building includes ALL utilities (heat, electricity, water, sewer, garbage, insurance, and reserve fund) — truly worry-free living. Comes with one titled underground stall and one above-ground stall for convenience, as well as a 24 Sq Ft storage cage. Peaceful, stylish, and completely move-in ready — this is the perfect blend of comfort, quality, and quiet living right in the heart of Airdrie.