



GRASSROOTS
REALTY GROUP

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70 Edmund Way SE
Airdrie, Alberta

MLS # A2278744



\$659,000

Division:	Edgewater		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,706 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Storage		

Inclusions: Gazebo, Hot Tub, Chicken Coop, Basketball Hoop, TVs and mounts, Telus Security System

The appeal of this home begins the moment you arrive; a stamped concrete driveway leading to a heated double attached garage, HARDIE BOARD SIDING and a sprawling 0.16 acre, well-appointed lot complete with a separate BACKYARD WORKSHOP. The outdoor space is truly exceptional, featuring a large deck with gazebo, mature trees and landscaping, RV parking, a permitted chicken coop, and a beautiful new HOT TUB (2024) set on a stamped concrete patio—perfect for relaxing or entertaining. Step inside to a spacious and thoughtfully updated four-level split designed to comfortably accommodate family life. The main floor makes an immediate impression with a stunning custom kitchen by Layne Kitchens and Design. No expense was spared, with granite counters, built-in ovens, an induction cooktop, a massive island, and elegant cabinetry with convenient sliding storage features. A bright front living area with SOARING CEILINGS and a generous dining space complete this level. Just a few steps down, you’ll find a cozy living room centred around a feature GAS FIREPLACE with built-in shelving on both sides, along with a convenient half bath, laundry area, and direct access to the attached garage. The lower level offers a comfortable family room, a full bathroom, and a fourth bedroom, plus an impressive storage area that also houses the new furnace (2025). Upstairs, the home continues to impress with two bright secondary bedrooms, a recently renovated five-piece main bath, and a spacious primary retreat featuring a newly updated three-piece ensuite and walk-in closet. This home is also loaded with MODERN TECHNOLOGY including app-based lighting (with kid-friendly graphics in the secondary bedrooms), app-controlled thermostat and front blinds, a high-end Telus security system inside and out, and even an app to help keep the chickens

happy. With exceptional indoor and outdoor spaces, thoughtful updates, and standout features throughout, this home truly must be seen to be appreciated.