



**GRASSROOTS**  
REALTY GROUP

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**505, 700 Allen Street SE  
Airdrie, Alberta**

**MLS # A2280741**



**\$319,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Side By Side, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 375

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** n/a

**\*\*WELCOME HOME!\*\*** An INCREDIBLE Opportunity to own a Beautifully RENOVATED 3 Bed + 1.5 Bath (+ basement) Townhome backing SOUTH onto GREENSPACE! This Extensively UPDATED Family Home boasts nearly 1800ft over 3 levels & showcases a Modern OPEN CONCEPT Design with VINYL PLANK Flooring & bathed in NATURAL LIGHT. The main level flows seamlessly from the SPACIOUS Living Room to the Dining Area & fully RENOVATED two-toned CHEF’S Kitchen featuring stylish Backsplash, UPGRADED STAINLESS STEEL Appliances, & an abundance of Cabinet & Counter Space! Completing this level is a lovely Powder Room, conveniently tucked away from the main living areas. Heading upstairs, you are welcomed by your Spacious Master Retreat with Full Jack & Jill ENSUITE + 2 additional generously sized bedrooms! Stay cool & comfortable on hot Summer days with the convenience of AIR CONDITIONING, or head outside to your LOW Maintenance & fully fenced backyard - THE SPOT for BBQs & entertaining, or simply relaxing & enjoying your favourite drink in the sun! Direct access to the GREENSPACE through your back gate offers the perfect extension to your outdoor living space! Recent UPGRADES include NEW WINDOWS, DOORS, PAINT, FURNACE, HW HEATER, LVP FLOORING, APPLIANCES, A/C, CENTRAL VAC, GOOGLE NEST & MORE! Incredible location, within walking distance to multiple Parks, Playgrounds, Greenspaces, Pathways, Shopping & great SCHOOLS just steps away! This wonderful TURN-KEY & PET FRIENDLY (with board approval) home with LOW CONDO FEES also includes 2 PARKING STALLS right in front plus additional Visitor PARKING. Simply move in & start making memories with your family!

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