



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4220, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2281177**



**\$299,900**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	972 sq.ft.	<b>Age:</b> 2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade, Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome home to this perfectly situated, bright and sunny, east facing, two bedroom, two bathroom, corner unit on the quiet side of the complex! This one also has a secure, heated, titled underground parking stall! You won't want to miss this one... the foyer (big enough to have in suite storage and/or a home office space) welcomes you home at the end of the day. Step through into this large, open, living space with treed, peaceful, east facing views. The kitchen, with breakfast bar, is the perfect spot for prepping dinner with friends, or hanging out with loved ones on a lazy Sunday morning. There's room for a dining table too, if you're wanting something a bit more formal. The layout is amazing, with the two bedrooms on either side of the floorplan. The generous primary bedroom has a walkthrough closet and 3pc ensuite. There's a second full bathroom and bedroom, as well. The huge, covered balcony is perfect for BBQ season, or for a lounge in the sun, whenever summer returns. Park in your titled, underground spot and walk to all this area has to offer. You're steps from the shops, restaurants, and coffee bars, a few more steps from green spaces and the neighbourhood parks! This one has been lovingly cared for and shows like new! Call your favourite realtor to schedule your showing today!