



**GRASSROOTS**  
REALTY GROUP

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**3301, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2284453**



**\$279,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Window Air Conditioner

Gorgeous 3rd floor corner unit with 2 bedrooms & 2 full bathrooms! Conveniently located around the corner from the elevator for quick access in & out. Enter the spacious tiled foyer with plenty of room for a bench & offering a nice sized coat closet. You will be impressed with the open concept and amount of natural light that floods the apartment. Featuring modern grey carpet with grey paint & white baseboards. To the right side is a great space for a desk, tech nook or bookshelf. The living room boasts two large windows and the patio doors are off to the side. A large space for a dining table or flexible for various sized furniture. The kitchen showcases a breakfast bar with granite that flows through all the kitchen countertops. Double sinks with a pull-out tap are a must! Plenty of cabinets and check out the pull-outs smartly located between appliances. Apartment comes complete with stainless steel appliances package including a Newer fridge with bottom freezer-that includes ice maker which is ideal. Plus the upgraded stove is also only three years old and offers numerous options with the touch-screen menu! A highly desirable pantry is to the right of the stove. Head to the master suite which is a fabulous size, large enough for a California king sized bed and offers a west window for afternoon sunlight. There is a handy walk-through closet for all your things. The master ensuite is sure to please with a coveted walk-in shower with built in seat. A good size and very desirable! Granite countertop & cabinet with cupboard below are ideal. On the opposite side of the main living space find the main bath which offers an oversized tub/shower combo and the granite countertops & matching cabinetry are continued here. The second bedroom is a lovely size that easily fits a queen bed & includes a good sized closet & offers a south window for more natural light. There is a portable air

conditioner offered for year round enjoyment of this unit! The balcony is perfect for those who love the sun. Enjoy both the south & west afternoon sun from here. In-suite laundry is a must & is located behind the closet doors close to the foyer. The floor is tiled inside & with the stacked Front Load Washer & Dryer you will find plenty of storage space to the left side. On the third floor you can feel safe, yet be entertained by living in a vibrant area nestled between various shops & amenities that are only blocks away. Apartment comes with a titled underground parking stall perfectly positioned close to the main garage entrance-making coming and going a breeze. A long enough parking stall that it's possible to store some things in front of most vehicle sizes. Walking distance to grocery stores, pharmacies, restaurants & more. There are buses that run up & down 8th St for another option. Quick drive to major intersections as well. Step inside this unit-this one will impress!!