



**2403, 1001 8 Street NW  
Airdrie, Alberta**

**MLS # A2289087**



**\$419,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** N/A

Do you ever walk into a home and it just has a really good feeling? You will get that x100 here! This executive two-storey townhouse condo with a rare double attached garage brings serious showhome vibes &mdash; and it&rsquo;s completely move-in ready! Offering 3 bedrooms and 2.5 bathrooms, you will be wowed by how clean and updated it is. A few quick things to note: New carpet, newer flooring, granite countertops and an extra long island! This bright & open main floor featuring a gourmet kitchen with granite countertops, stainless steel appliances, and a breakfast bar that flows into the spacious dining area and cozy great room with the coziest gas fireplace&hellip; Patio doors open to the sunny back deck with a Phantom screen &mdash; fresh air, zero bugs. Add Hunter Douglas blinds, a living room fan, and clear pride of ownership throughout. Upstairs, the primary retreat offers dual closets and a 4-piece ensuite with a deep soaker tub and separate shower. Two additional well sized bedrooms, another full bath, and upper laundry with plenty of storage make life easy. The basement is ready for your ideas with rough-in plumbing already in place. you&rsquo;ve got a home with that good AURA! Come check it out today!