



**8429, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2295218



\$328,900

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 824
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Post & Beam, Stucco, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Track Lighting

Inclusions: **PLEASE NOTE **EXCLUDED - electric fireplace unit in master bedroom, white wall unit in dining/kitchen area, upright freezer in the pantry

OPENHOUSE SAT MARCH 28 - 2-4PM. Beautifully renovated and move-in ready, this top-floor corner unit in Mackenzie Pointe offers exceptional finishings, abundant natural light, and a highly walkable location. More than \$50,000 in professional upgrades over the past two years have elevated the home throughout, including air conditioning, a stunning new kitchen, refreshed bathrooms, new flooring, lighting, paint, window coverings, and a striking floor-to-ceiling tiled fireplace. The open-concept layout connects the kitchen, dining, and living areas, leading to a spacious covered patio with gas line for year-round outdoor enjoyment. The private primary suite features a generous walk-through closet and upgraded ensuite, complemented by a well-sized second bedroom, a four-piece main bath, full-size laundry, and excellent in-suite storage. Enjoy outstanding walkability, with shopping, restaurants, medical and professional services, parks, and scenic pathways all just a short walk away. Parking and storage are exceptional, including an oversized titled underground stall next to the elevator, a second outdoor stall near the main entrance, and a spacious titled storage locker tucked away in a secure room conveniently located beside the elevator. This well-managed complex offers true lock-and-leave living, with condo fees that include all utilities, exterior maintenance, landscaping, and snow removal—an ideal choice for buyers seeking quality, convenience, and long-term peace of mind.