



**1304, 800 Yankee Valley Boulevard SE
Airdrie, Alberta**

MLS # A2300311



\$375,000

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Cactus Plant

Stunning 3-Bedroom End Unit Townhome in Yankee Valley Crossing; With Extra-Long Parking! Don't miss this beautifully maintained, fully developed end unit two-storey townhome featuring a rare extra-long parking pad — the only one of its kind in the complex! Step into a bright, open main floor with a welcoming front foyer. The sunny east-facing kitchen, living, and dining areas are perfect for family living and entertaining. The cook-friendly kitchen boasts ample cabinets, a breakfast bar, pantry, and new fridge and dishwasher, ensuring peace of mind for years to come. Enjoy meals in the spacious dining nook, with patio doors leading to a new PVC deck (Being installed next week!) and fenced backyard — ideal for relaxing or hosting summer BBQs. A convenient two-piece powder room completes the main level. Upstairs, discover three bedrooms, including a generously sized primary bedroom with a 4-piece ensuite, a full 4-piece family bathroom, and an upstairs laundry room. The finished lower level expands your living space with a large family room or bedroom, a massive walk-in closet, storage area, 3-piece bathroom, and a second laundry hookup. Thoughtful features include ceiling fans, electrical outlets for a basement fridge and rough in for a bar sink. Great if you want to do a basement bar! Parking is a breeze with a single attached garage (insulated and drywalled), wide driveway for two vehicles, plus visitor parking. Other highlights include new carpet upstairs, easy-care flooring on the main, mini fenced dog run/BBQ space, newly planted privacy trees, and a garage with 1/4 inch ply wallboard underneath - designed for kids to practice hockey shots! Enjoy a prime location, walking distance to amenities, dog park, Genesis Place Recreation Centre, major shopping, and easy access to Hwy 2. One owner, fresh paint, and move-in ready — this

home truly has it all at an incredible price! Come see it today!