



**104 Maple Way SE**  
**Airdrie, Alberta**

**MLS # A2151851**



**\$610,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Optional obvious items

Open house Saturday July 27th from 12-3! As you approach the property, you are welcomed by an exposed aggregate and custom stamped concrete driveway, uniquely designed and stained. A spacious veranda invites you to step inside. Upon entering, an ample foyer greets you, and you'll immediately notice the hardwood floors and soaring ceilings in the living room, which also features a massive picture window overlooking the front yard, a gas fireplace, and a ceiling fan. Around the corner, there is a formal dining room and a fantastic kitchen with plenty of oak cupboards, some stainless steel appliances, and an eat-up area. Nearby, you'll find a four-piece bathroom and three spacious bedrooms. The largest bedroom is the master suite, which boasts its own private four-piece en-suite and access to a sizable deck with storage underneath, complemented by a slate patio and walkway, raised garden beds, and RV parking. The fully finished lower level includes two additional bedrooms, another four-piece bathroom, a large rec room, and an ample laundry room. The home is topped off with a newer roof, central A/C, and an incredible garage that is a craftsman's dream, its insulated and heated, and also measures nearly 23x23 feet. Additionally, the property is within walking distance of schools and shopping. This home is a must-see! Call today for your private showing!