



**1107, 10 Market Boulevard SE
Airdrie, Alberta**

MLS # A2185742



\$335,000

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	704 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: BBQ & Murphy Bed

**** OPEN HOUSE!! SATURDAY, FEBRUARY 22ND, 2-4PM!!** Welcome to your ideal home in this exceptional condo building that blends style, comfort & convenience. Whether you're downsizing, a first-time buyer, or seeking a low-maintenance lifestyle, this property offers it all! This open-concept home is warm & inviting, featuring a bright & spacious living room with modern vinyl plank flooring & in-floor heating, which creates a cozy atmosphere during the colder months & air conditioning to keep you cool in the warmer months. The kitchen is a true highlight with sleek stainless steel appliances, stunning quartz countertops, ample cabinet space & under-counter lighting, making it both functional & stylish. Whether you're hosting a dinner party or enjoying a quiet evening at home, this space is designed to impress. The spacious primary bedroom boasts a walk-in closet, providing ample storage space, while the bathroom is a tranquil retreat with a deep soaker tub—perfect for unwinding after a busy day. The den, thoughtfully equipped with a Murphy bed, provides a versatile area that can easily transition into a guest room or office, ensuring the home adapts to your needs. Additional perks include in-suite laundry for added convenience. Step outside onto your private patio, which offers direct walkout access to a lush greenspace. This unique feature is perfect for pet owners or those who appreciate the ease of stepping outdoors for fresh air. The patio also includes a convenient gas line, ideal for summer BBQs & entertaining friends & family. This condo building is designed to enhance your lifestyle with its impressive amenities, including titled underground parking with a storage unit to keep your vehicle safe & items accessible year-round. The garage also features a shop vacuum for residents. Hobbyists will love the woodworking room, while the

amenity shop caters to everyday convenience. The courtyard with a firepit creates a welcoming space to gather with neighbors or relax under the stars. Situated in an unbeatable location, this home is just a short walk to Save-On-Foods, No Frills, restaurants, doctor's offices & pharmacies. With easy access to QE2, commuting is effortless, making this property ideal. Experience the charm of this exceptional apartment & enjoy the lifestyle it offers. Don't wait—schedule your private viewing today & make this dream home yours!