



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**503, 800 Yankee Valley Boulevard SE
Airdrie, Alberta**

MLS # A2208474



\$409,900

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Insulated, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 337

LLD: -

Zoning: DC-5

Utilities: -

Inclusions: None

OUTSTANDINGLY LOCATED WITHIN WALKING DISTANCE TO NUMEROUS AMENITIES, SCHOOLS, PARKS AND MORE | 3 BEDROOMS | 2.5 BATHROOMS | OPEN FLOOR PLAN | INSULATED AND DRYWALLED GARAGE | QUIET COMPLEX! Phenomenally located 3 bedroom, 2.5 bathroom townhouse in a quiet complex. This extremely walkable location is under a 5 minute walk to the Airdrie's largest shopping district, Kingsview Market and Yankee Valley Crossing's numerous amenities. Also within walking distance are schools, parks, an off-leash Park and transit. Then come home to a quiet sanctuary. Pull right into the insulated and drywalled attached garage and park your vehicle safely out of the elements. Additional parking is available on the driveway or in the visitor stalls throughout the complex. The front porch greets guests and entices peaceful morning coffees. Endless natural light graces the interior with a neutral colour palette and gleaming hardwood floors. The kitchen is well laid out featuring a corner pantry, stainless steel appliances and a centre island with breakfast bar seating. Adjacent the dining room leads to the rear deck promoting a seamless indoor/outdoor lifestyle. Sit back and relax in the inviting living room with clear sightlines encouraging unobstructed conversations. The main floor is completed by a handy powder room. Retreat at the end of the day to the spacious primary bedroom on the upper level where dual closets lead to the private 4-piece ensuite. Both additional bedrooms are also generously sized, sharing the 4-piece main bathroom. The back deck is a great outdoor space to come together over casual barbeques or simply unwind soaking up the sunshine. Move-in ready and in an outstanding location, this wonderful unit ticks off all the boxes, book a showing today to see for yourself!

Copyright (c) 2025 . Listing data courtesy of LPT Realty. Information is believed to be reliable but not guaranteed.