



# 10 Market Boulevard Airdrie Alberta

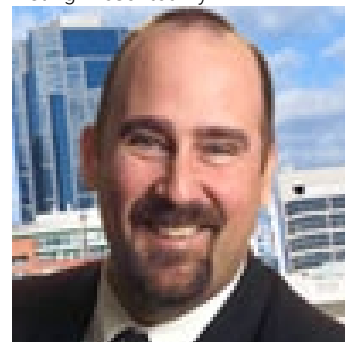
\$485,000

The Chateaux at Kings Heights is a PREMIER 40+ building - perfect for downsizing! SPOTLESS 2 bedroom, 2 bathroom PLUS den - 1157.44 sq ft CORNER unit with 2 TITLED parking spots. Enjoy one underground HEATED parking stall RIGHT BESIDE the elevator (some say its the best in the building!!!) and one above ground stall located right outside your balcony door! This unit is very special - since you can enter directly from the balcony - or through the building. Staircase to the parking level is right outside your hallway door as well! Elevator just down the hall. Pets allowed with board approval. \*no dogs larger than 30 lbs or more than 15 inches from floor to shoulder. Imagine being able to take your dog outside EASILY - right off your ground floor balcony!!! Did I mention the visitor parking?? So many spots right out front. Perfect for hosting special events or family dinners. Being on the corner, means your unit is SOOOO bright. Loads of windows (with custom window coverings throughout) bring in lots of NW sun. AC installed for those HOT days! The color palate here is neutral and calming. Over \$32,000 of upgrades here. This unit offers coveted WHITE cabinets, quartz countertops, upgraded stainless steel appliances, chimney hood fan, tiled backsplash and huge island for prepping, baking or enjoying lunch! Current owners had extra electrical installed on island - plug ins on both ends! More drawers installed in lower cabinets = easier access to everything! Luxury vinyl flooring runs THROUGHOUT unit. NO carpet! Great layout and enough space for everyone! Good sized dining area - bring your table and your hutch! Gas hookup on BBQ. Downsizing does NOT have to mean sacrificing anything! Large living room great for entertaining & relaxing! Nice sized primary suite with walk through closet & upgraded en-suite bath with oversized seated shower and secondary...

3pc Bathroom 8.67 Ft x 8.67 Ft  
4pc Bathroom 9.67 Ft x 7.75 Ft  
Bedroom 9.75 Ft x 11.50 Ft  
Dining room 12.17 Ft x 9.33 Ft

Kitchen 8.75 Ft x 15.25 Ft  
Living room 13.83 Ft x 15.92 Ft  
Office 9.92 Ft x 8.58 Ft  
Primary Bedroom 11.33 Ft x 12.83 Ft

Listing Presented By:



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## RE/MAX Realty Professionals

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