



116 Centre Avenue Airdrie Alberta

\$1,150,000

Welcome to this architectural masterpiece by Studio Wolf Designs in one of Airdrie's most sought-after locations - The Village. This nearly new modern ranch-style estate offers an unparalleled blend of luxury, design, and functionality. Situated on an expansive 6,490 sq. ft. CORNER LOT, this home spans 3,704 sq. ft. above grade plus a fully developed 1,612 sq. ft. basement, bringing the total living space to over 5,300 sq. ft. As you enter, be captivated by 18-foot soaring ceilings in the foyer and living room, complemented by a custom-designed fireplace and surround. The gourmet kitchen is a chef's dream with premium appliances featuring a full side-by-side freezer and refrigerator, cooled beverage centre, built-in gas cooktop, dual built-in convection and conventional ovens. Two kitchen sinks make dishes a breeze, while keeping the island sink free of clutter for your family and guest's comfort. The oversized walk-in pantry and high-end finishes elevate this kitchen to its ultimate potential. The main floor also offers a private office/den area, flex room with courtyard access, 2-piece bathroom, and spacious mudroom leading to an oversized double attached garage with custom epoxy flooring. Upstairs, an open rail gallery provides a panoramic view of the main floor and vaulted ceilings. The upper level is designed for both comfort and sophistication, boasting 4 spacious bedrooms, including a large primary bedroom with a spa-like ensuite featuring a custom glass shower, freestanding bathtub, dual vanities, and a large walk-in closet with built-in storage. Two bedrooms share a Jack-and-Jill ensuite, while the fourth bedroom enjoys its own private 4-piece bathroom. A good size laundry room with built-in sink and folding area, and a bonus room with a covered balcony and quiet sitting area complete the upper level. The fully developed basement is an entertainer's dream...

Recreational, Games room 27.50 Ft x 24.50 Ft

Other 8.50 Ft x 13.67 Ft

Furnace 14.67 Ft x 12.67 Ft

Bedroom 11.58 Ft x 12.67 Ft

Bedroom 20.08 Ft x 17.33 Ft

3pc Bathroom 9.25 Ft x 5.00 Ft

Other 11.08 Ft x 7.00 Ft

2pc Bathroom 5.00 Ft x 5.75 Ft

Bedroom 10.50 Ft x 13.08 Ft

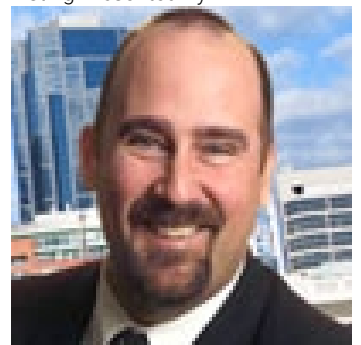
5pc Bathroom 6.08 Ft x 10.58 Ft

Bedroom 10.58 Ft x 13.00 Ft

Bedroom 13.17 Ft x 11.67 Ft

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Listing Presented By:



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Living room 15.75 Ft x 25.75 Ft
Office 28.00 Ft x 13.25 Ft
Kitchen 16.67 Ft x 20.25 Ft
Dining room 10.67 Ft x 20.17 Ft

4pc Bathroom 5.25 Ft x 9.50 Ft
Laundry room 6.50 Ft x 10.92 Ft
Primary Bedroom 13.67 Ft x 19.50 Ft