



# 116 Centre Avenue Airdrie Alberta

\$1,295,000

AIRDIE, THE VILLAGE DISTRICT ON CENTRE AVE. This is an opportunity to own a Brand New 2 Storey Modern Ranch Style Home designed by Studio Wolf Designs, 3,548 ft<sup>2</sup> plus 1,528 ft<sup>2</sup> basement development in one of Airdrie's most desirable locations. 6,490 ft<sup>2</sup> large corner lot, access to everything you need within walking distance to Airdrie's the downtown core, restaurants, pharmacy, grocery stores, banks and medical clinics, few blocks away from JENSEN PARK, the PLAINSMEN ARENA & AIRDRIE FARMER'S MARKET. Main floor is 1,750 ft<sup>2</sup> with 9' ceiling throughout, 18' height rear grand foyer & a Great room with custom design fireplace and surround, gourmet kitchen with walk-in pantry, standing fridge and freezer, Private office, Flex room with a private courtyard, 2pcs bath & oversized double attached front drive garage. Upper floor is 1,798 ft<sup>2</sup> with 9' ceiling throughout, overlooks rear foyer and great room vaulted ceilings. Quiet sitting room/library, Total 4 bedrooms, 3 bathrooms upstairs! Large Master bedroom, custom glass shower, his and her sinks, soaker tub, and large walk-in closet. 3 additional bedrooms, two having jack and jill ensuite and one having its own 4pc bathroom. Upper floor laundry and good size BONUS room with covered balcony. Basement fully developed, 9' ceiling, approx. 1,528 ft<sup>2</sup> with Recreation room, Media room, 5th bedroom, Fitness room with space for sauna (optional), 4pcs bath and Wet Bar area. (id:6769)

3pc Bathroom 5.00 Ft x 9.50 Ft  
Bedroom 12.75 Ft x 11.75 Ft  
Bedroom 17.50 Ft x 20.33 Ft  
Recreational, Games room 34.58 Ft x 29.67 Ft  
Furnace 12.75 Ft x 15.50 Ft  
2pc Bathroom 5.92 Ft x 5.00 Ft  
Dining room 13.42 Ft x 12.92 Ft  
Family room 13.00 Ft x 15.25 Ft  
Foyer 10.17 Ft x 9.42 Ft  
Kitchen 20.33 Ft x 16.83 Ft

Living room 25.92 Ft x 27.25 Ft  
Other 7.08 Ft x 11.25 Ft  
Pantry 4.58 Ft x 10.25 Ft  
4pc Bathroom 10.75 Ft x 6.17 Ft  
4pc Bathroom 9.67 Ft x 5.25 Ft  
5pc Bathroom 13.42 Ft x 16.08 Ft  
Bedroom 13.17 Ft x 10.58 Ft  
Bedroom 11.92 Ft x 13.33 Ft  
Bedroom 13.17 Ft x 10.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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