



## 800 Yankee Valley Boulevard Airdrie Alberta

\$435,000

Welcome to this exceptional 3-bedroom, 3.5-bathroom townhouse in the thriving community of Airdrie, AB. Offering the perfect balance of style and practicality, this home is designed for modern living with thoughtful features throughout. Upon entering, you'll be greeted by a spacious open-concept main floor that flows seamlessly into the kitchen, living, and dining areas. The kitchen comes fully equipped with BRAND NEW stainless steel appliances, laminated countertops, and ample cabinetry, making it a dream for both everyday meals and entertaining. The home boasts a FULLY DEVELOPED basement, providing a versatile space that could be used as a family room, home theater, gym, or even an additional bedroom—perfect for growing families or those working from home. Each of the three generously-sized bedrooms offers comfort and privacy, including a luxurious master suite complete with an ensuite bathroom, perfect for unwinding after a long day. With 3.5 bathrooms, there's no need to worry about space during busy mornings or when hosting guests. One of the standout features of this home is the attached single garage, offering direct access to the home for added convenience, especially during Alberta's colder months. Additionally, the property includes two extra parking spaces right in front, ensuring ample parking for you and your visitors. Situated in a peaceful and family-friendly neighborhood, this townhouse is just minutes away from local schools, parks, shopping centers, and restaurants. Whether you're commuting to Calgary or staying local, you'll appreciate the easy access to major highways and public transit options. Airdrie is known for its sense of community and small-town feel while offering all the conveniences of a larger city. Whether you're a first-time homebuyer, downsizing, or looking to upgrade to more space, this townhouse provides excellent value in a gr...

Primary Bedroom 11.25 Ft x 13.42 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Other 9.67 Ft x 5.00 Ft

Bedroom 13.58 Ft x 11.00 Ft

4pc Bathroom 6.25 Ft x 8.25 Ft

Bedroom 12.58 Ft x 7.42 Ft

3pc Bathroom 5.00 Ft x 6.92 Ft

Furnace 8.42 Ft x 7.25 Ft

Living room 9.58 Ft x 12.00 Ft

Dining room 11.58 Ft x 8.50 Ft

Kitchen 11.58 Ft x 11.50 Ft

Foyer 8.58 Ft x 16.00 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Recreational, Games room 14.17 Ft x 11.17 Ft      2pc Bathroom 9.17 Ft x 2.58 Ft