



GRASSROOTS
REALTY GROUP

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313 Centre Avenue SE
Airdrie, Alberta

MLS # A2327621



\$949,900

Division:	Old Town		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,603 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater, (All) Window Coverings, (All) Light Fixtures, TV Bracket in gym, Deep Freezer, Stand Up Refrigerator (mudroom).		

Welcome to 313 Centre Avenue, a truly one-of-a-kind custom home in the heart of Old Town Airdrie. Offering over 2,600 sq. ft. above grade plus a fully developed basement, this exceptional two-storey features 5 bedrooms, 4 bathrooms, timeless craftsmanship, luxury finishes, and thoughtful design throughout. From the moment you arrive, the charming front porch and newly stained front deck create incredible curb appeal. Step inside to appreciate the home's custom character, where elegant wainscoting, detailed hallway window features, custom millwork, and extensive built-in cabinetry combine beauty with everyday function. Many of the custom built-ins can also be repainted to suit your own style for years to come. The chef-inspired kitchen is designed to impress, featuring a Wolf gas range, Sub-Zero refrigerator, custom cabinetry, and generous prep space that makes entertaining effortless. Just off the main living area, the home office conceals one of the home's most memorable features—a hidden secret room, perfect as a children's hideaway, hobby room, additional storage, or simply an unforgettable conversation piece. Upstairs, three spacious bedrooms are complemented by soaring vaulted ceilings, creating an open, airy feel, while the fully developed basement offers exceptional flexibility with additional bedrooms and versatile living space for a recreation room, home gym, media room, or guest accommodations. Outside, the oversized lot has been designed with both beauty and practicality in mind. Concrete landscape edging provides a polished finish, while the dedicated dog run is ideal for pet owners. The heated, fully finished triple-car garage with extensive built-in storage is a dream workspace, while RV parking or space for two additional vehicles offers rare flexibility for trailers, recreational

vehicles, or extra parking. Additional upgrades include the convenience and efficiency of an on-demand hot water system, providing endless hot water while maximizing space and energy efficiency. The location is just as exceptional. Walk across the street every Wednesday to the popular Airdrie Farmers' Market, enjoy the community rink during the winter months, and benefit from being within the boundaries of three schools, making this an ideal home for growing families. With parks, playgrounds, and amenities nearby, plus quick and convenient access to Highway 2, commuting to Calgary couldn't be easier. Completely custom from top to bottom, this remarkable home offers a rare combination of craftsmanship, functionality, and location—an opportunity to own one of Old Town Airdrie's most distinctive family homes.