



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2329188



\$369,900

Division:	Big Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Yankee Valley Crossing in Airdrie. The main level flows seamlessly welcoming you in the front door to a generously-sized foyer. An inviting living room is open to the modern kitchen which offers plenty of cabinet and cupboard space in addition the a bright dining area flooded with natural light. From here, step out onto the back deck, perfect for outdoor entertaining. A 2-piece bathroom completes this level. Upstairs, you'll love the beautiful, plush new carpet which blankets the hall and beyond through the three spacious bedrooms. The primary retreat offers a walk-in closet, while a shared 4-piece bathroom and generous linen closet rounds out the bright upper level. The basement houses the laundry area and an abundance storage space awaiting your vision for future development. The attached garage adds convenience and comfort; while the oversized parking pad out front is large enough hold two additional vehicles. Yankee Valley Crossing is a well-managed complex with an unrivalled location offering easy access to Deerfoot Trail, almost immediate access to shopping, restaurants and countless other service amenities including parks, schools, Genesis Place Recreation Centre, bike paths, transit the Ron Ebbsen Arena.