

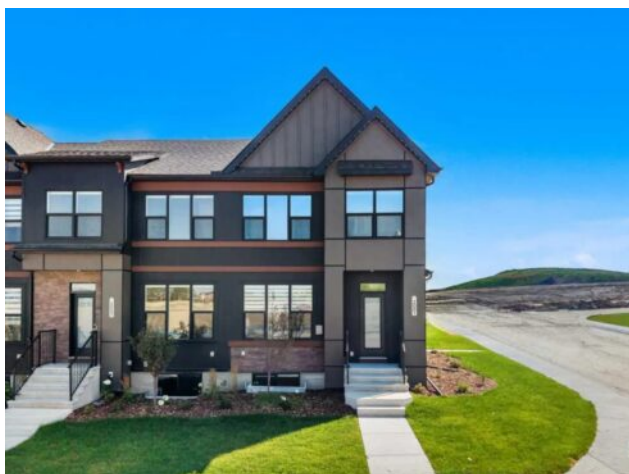


GRASSROOTS
REALTY GROUP

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2061 Vantage Way SW
Airdrie, Alberta

MLS # A2338428



\$614,900

Division:	Vantage Rise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

NEW SHOWHOME RELEASE! Discover an exceptional SHOWHOME LEASEBACK INVESTMENT opportunity with the Meadowlark at Foxtail Street Towns by Trico Homes, located in Vantage Rise, Airdrie's newest southwest community. Offering approximately 2,071 sq. ft. of developed living space, this beautifully finished CORNER-UNIT STREET TOWNHOME provides a unique opportunity to purchase a professionally designed showhome while Trico Homes becomes your tenant and pays rent for the duration of the showhome leaseback period. The bright and thoughtfully designed main floor features an OPEN-CONCEPT LAYOUT with 9' CEILINGS, striking CHEVRON-PATTERN LUXURY VINYL FLOORING, a spacious living area, convenient mudroom lockers, a pantry, and a half bathroom. At the heart of the home, the designer kitchen is finished with QUARTZ COUNTERTOPS, CEILING-HEIGHT SOFT-CLOSE CABINETRY, STAINLESS STEEL APPLIANCES, a CHIMNEY-STYLE HOOD FAN, GAS RANGE, tiled backsplash, and a carefully selected DESIGNER LIGHTING PACKAGE. A large central island with an eating bar provides generous preparation space and creates a natural gathering place for entertaining and everyday living. Upstairs, the spacious primary suite offers a comfortable retreat complete with a stylish 4-PIECE ENSUITE featuring quartz countertops, modern floating vanities, and a shower with a glass barn-style door. Two additional bedrooms provide excellent flexibility for children, guests, or a dedicated home office. The FULLY DEVELOPED BASEMENT adds even more versatility to the home and features 9' FOUNDATION WALLS, TWO ADDITIONAL BEDROOMS with large windows, a recreation area, a 3-piece bathroom, storage space, and a SEPARATE SIDE ENTRANCE. The mechanical room includes a

HIGH-EFFICIENCY TANKLESS HOT WATER SYSTEM, while a SOLAR PANEL ROUGH-IN adds future-ready functionality. Once the showhome leaseback period is complete and you take physical possession, you can enjoy a home that has already been beautifully finished inside and out. FULL LANDSCAPING, COMPLETED FENCING, ZEBRA BLINDS, and a DOUBLE CAR GARAGE are all included, while NO CONDO FEES help keep monthly ownership costs down. Located in the thoughtfully planned community of Vantage Rise, this home places you within a growing southwest Airdrie neighbourhood designed around connection and convenience. Future plans include a walkable Main Street with shops, restaurants, services, and a grocery store, complemented by a landscaped central pond, parks, pathways, and inviting outdoor spaces. Whether you are looking for a distinctive investment opportunity today or a beautifully finished home to enjoy in the future, the Meadowlark Showhome at Foxtail Street Towns offers an exciting opportunity to be part of this emerging community!