

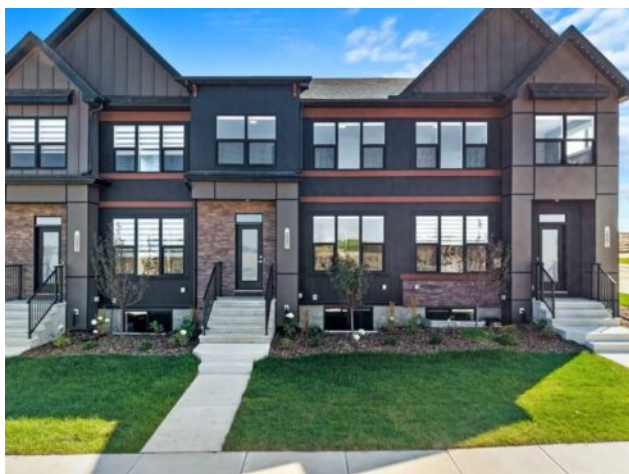


GRASSROOTS
REALTY GROUP

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2057 Vantage Way SW
Airdrie, Alberta

MLS # A2338438



\$509,900

Division:	Vantage Rise		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: None

NEW RELEASE QUICK POSSESSION! Welcome to Foxtail Street Towns by Trico Homes in Vantage Rise, Airdrie's newest southwest community. Available for immediate possession, the Sparrow is a completed 1,420 sq. ft. street townhome offering 3 BEDROOMS, A DOUBLE DETACHED GARAGE, FULL LANDSCAPING, REAR WOOD PRIVACY FENCING, AND NO CONDO FEES. Priced at \$519,900 with GST included, this move-in-ready home delivers modern style, thoughtful design, and exceptional value. The Sparrow is a bright and thoughtfully designed mid-unit townhome featuring an open-concept main floor that brings the kitchen, dining, and living spaces together. The main level is finished with 9-FOOT CEILINGS and luxury vinyl plank flooring, creating a spacious and contemporary atmosphere. The designer kitchen is complete with quartz countertops, ceiling-height soft-close cabinetry, stainless steel appliances, a tiled backsplash, a stylish lighting package, a convenient pantry, and a large central island that provides plenty of space for everyday meals and entertaining. A practical mudroom area with a closet and a convenient half bathroom complete the main floor. Upstairs, the spacious primary bedroom provides a comfortable retreat with a stylish 4-piece ensuite featuring quartz countertops and modern floating vanities. Two additional bedrooms offer flexibility for children, guests, or a dedicated home office, making this floor plan well suited to a variety of lifestyles. The undeveloped basement provides excellent potential for future living space and has been thoughtfully designed with 9-FOOT FOUNDATION WALLS, two large windows, a 3-piece bathroom rough-in, a high-efficiency tankless hot water system, and a solar panel rough-in. With the landscaping, rear fencing, zebra blinds, and double detached garage already

completed, you can move in and start enjoying your new home from day one. Best of all, there are NO CONDO FEES, allowing you to enjoy the benefits of townhome living without an additional monthly condo payment. Located in the master-planned community of Vantage Rise, residents will enjoy a thoughtfully planned neighbourhood with a future walkable Main Street featuring shops, restaurants, services, and a grocery store. A beautifully landscaped central pond, parks, pathways, and inviting outdoor spaces will further enhance the community and create opportunities to connect, explore, and enjoy the outdoors. Whether you are purchasing your first home, rightsizing, or looking for a modern, low-maintenance lifestyle without condo fees, the Sparrow offers an appealing combination of space, style, flexibility, and value. Discover the Sparrow at Foxtail Street Towns in Vantage Rise and enjoy the convenience of a brand-new home that is ready when you are!