



GRASSROOTS
REALTY GROUP

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112 Pinto Lane SE
Airdrie, Alberta

MLS # A2338908



\$1,299,900

Division:	Yankee Valley Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,079 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Double Garage Detached, Gara		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Treed, Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Garage Fridge and Freezer, Garage openers and window coverings		

UNDER \$1.3M NOW - PRICED TO SELL QUICKLY. WATCH VIDEO TOUR. THE WAIT IS OVER! It's been nearly two years since an acreage became available in the prestigious Yankee Valley Estates, making this a rare opportunity to own one of Airdrie's most sought-after acreage properties. Welcome to Yankee Valley Estates, an exclusive acreage community offering the perfect blend of peaceful country living and unbeatable city convenience. What truly sets this property apart is its exceptional location - greenspace stretches across the entire front of the home, offering wide-open views, exceptional privacy and a peaceful setting that feels miles from the city while being only minutes from CrossIron Mills, Costco, schools, restaurants, shopping, and every major amenity with Calgary just a 15-minute drive away. FULLY RENOVATED | 2 BEAUTIFULLY LANDSCAPED ACRES | ALMOST 3200 SQ FT OF LIVING SPACE | 4 BEDROOMS | 3.5 BATHROOMS | FULLY FINISHED BASEMENT | HEATED ATTACHED DOUBLE GARAGE | HEATED DETACHED DOUBLE GARAGE + 3-ROOM WORKSHOP | PAVED DRIVEWAY | GREENSPACE IN FRONT | MOUNTAIN VIEWS | NEWER WHITE VINYL FENCING | MATURE TREES | OVERSIZED DECK | HOT TUB | TWO LARGE STORAGE SHEDS | NEWER WINDOWS | SKYLIGHT. Surrounded by mature trees and beautifully landscaped grounds, this fully renovated two-storey home offers the perfect balance of luxury, comfort, and functionality. A beautifully landscaped front garden, welcoming covered front porch and grand foyer create an unforgettable first impression. The chef-inspired kitchen showcases updated cabinetry, quartz countertops, a ceramic tile backsplash, premium stainless steel appliances and abundant workspace flowing into the bright open-concept living and dining areas with newer

laminated flooring, a cozy fireplace, and direct access to the expansive deck - perfect for indoor and outdoor entertaining. A spacious main-floor office, mudroom and laundry room complete the main level. Upstairs offers three generous bedrooms and beautifully renovated bathrooms including a stunning primary retreat with custom feature wall details, peaceful property views and a spa-inspired ensuite. The fully finished basement expands your living space with a massive recreation room featuring a striking stone-faced fireplace, a fourth bedroom, a full bathroom and endless flexibility for guests, a games room, home theatre or multigenerational living. Step outside and experience the lifestyle that makes acreage living so desirable. Enjoy your morning coffee on the oversized deck, relax in the hot tub while taking in the mountain views, watch the kids play across two private acres or spend weekends in the incredible heated detached workshop with three separate rooms. Book your private showing today - this is the one you've been waiting for.