



GRASSROOTS
REALTY GROUP

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**1302, 800 Yankee Valley Boulevard SE
Airdrie, Alberta**

MLS # A2340456



\$349,700

Division:	Yankee Valley Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: TV Mount

****COMMUTER'S DREAM IN YANKEE VALLEY!**** Turning into this QUIET, WELL-KEPT community, you immediately begin to have HOPE. Pulling into your very own ATTACHED GARAGE, you can't help but smile—this could be THE ONE! Stepping inside, you're welcomed by a BRIGHT, OPEN floor plan that instantly feels like HOME. Just a few steps farther, the SPACIOUS kitchen catches your eye. The GENEROUS island, ABUNDANT cabinetry, and newer STAINLESS STEEL appliances make it easy to imagine preparing family dinners while everyone gathers nearby. Looking beyond the kitchen, the COMFORTABLE living room invites you to relax after a busy day, while the adjoining dining area is ready for FAMILY meals, holiday celebrations, and evenings with friends. Step outside onto your PRIVATE deck, where summer BBQs, morning coffee, and quiet evenings await, with a grassy yard providing room to unwind. Heading upstairs, you'll discover a PEACEFUL primary retreat complete with a LARGE closet and PRIVATE ENSUITE. Two additional BRIGHT bedrooms, a FULL family bath, and the CONVENIENCE of upstairs laundry make everyday living easy. Parking is a breeze with your ATTACHED GARAGE and full driveway. The LOCATION is exceptional—walk to restaurants, shopping, and everyday services, with McDonald's practically in your backyard and one of Airdrie's FASTEST routes to the QEII, making Calgary commuting quick and convenient. Whether you're buying your first home, moving up, or looking for LOW-MAINTENANCE living in a PRIME location, this home checks all the boxes. All of this can be yours for just \$17,485 down & \$1,723.17/month (O.A.C.). Don't wait—book your PRIVATE SHOWING today and make this the season you finally come HOME!

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