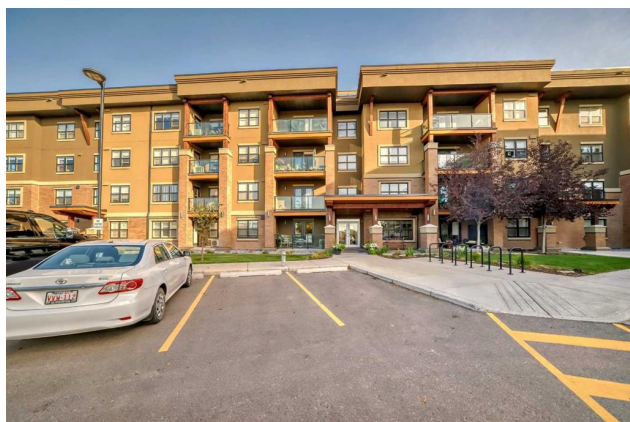


**10 MARKET Boulevard #1310, Airdrie T4A 0W8**

MLS®#: **A2171035** Area: **Kings Heights** Listing Date: **10/04/24** List Price: **\$479,900**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **1,260 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,170**  
 Low Sqft:  
 Ttl Sqft: **1,170**

DOM

**78**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat: **Additional Parking,Heated Garage,Parkade,See Remarks,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **In Floor** **See Remarks,Stucco**  
 Sewer: Flooring:  
 Ext Feat: **Balcony,Courtyard** **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`11" x 10`11"	3pc Ensuite bath	Main	8`7" x 8`9"
Entrance	Main	8`1" x 6`4"	4pc Ensuite bath	Main	6`8" x 9`7"
Bedroom	Main	10`6" x 9`10"	Den	Main	8`8" x 10`0"
Laundry	Main	5`8" x 4`0"	Living Room	Main	15`11" x 13`4"
Kitchen	Main	14`7" x 9`7"	Dining Room	Main	9`9" x 12`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$616

Fee Simple

M2

Fee Freq:  
Monthly

Legal Desc: 1711132

Remarks

Pub Rmks: **Welcome to the Chateaux in Airdrie, an exclusive 40+ luxury condo building that exemplifies sophistication, comfort, and style. This stunning third-floor unit is a rare gem, offering unparalleled living in a prime location with immediate possession available. As you step into this beautiful 2-bedroom + den condo, you'll immediately notice the attention to detail and high-end finishes throughout. The gourmet kitchen is a chef's dream, featuring granite countertops, a top-of-the-line stainless steel appliance package, and ample storage space. Whether you're preparing a casual meal or hosting a dinner party, the open concept layout ensures you're always part of the action. The cozy living area is highlighted by an elegant electric fireplace, perfect for relaxing evenings, while large windows and a south-facing balcony flood the space with natural light. The spacious balcony offers a perfect spot for enjoying morning coffee, soaking up the sun, or watching the sunset. Both bedrooms are generously sized, with dual ensuite bathrooms offering privacy and convenience. The master suite boasts a spa-like ensuite with luxury finishes, and the second bedroom also has its own well-appointed bathroom, perfect for guests or family. The den is ideal for a home office, hobby space, or even a reading nook. This unit includes two titled parking stalls: one heated underground stall for added security and convenience, and one ground-level stall for easy access. Additionally, you'll have not one but two storage options: a rare assigned storage compartment on the third floor, and a private storage cage in the underground parkade. Living at the Chateaux means becoming part of a welcoming and vibrant community. With regular social gatherings and access to a private outdoor pergola area, you'll quickly feel at home among friendly neighbors who take great pride in their building. Plus, small pets are welcome, adding to the convenience and comfort of your lifestyle. Location is everything, and the Chateaux delivers. You're within walking distance to essential amenities, including banks, grocery stores, doctors, dentists, and a variety of restaurants. Whether you're running errands or meeting friends for coffee, everything is at your doorstep. Designed for mature ownership, the Chateaux offers a unique blend of luxury, community, and convenience. Don't miss your chance to own this extraordinary condo—schedule your private showing today!**

Inclusions: **NA**  
Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

