



THE
A-TEAM

**RE/MAX
FIRST**

800 YANKEE VALLEY Boulevard #503, Airdrie T4A 2L1

MLS® #: **A2177088**

Area: **Yankee Valley Crossing**

Listing Date: **11/02/24**

List Price: **\$405,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Row/Townhouse**
Sub Type: **Airdrie**
City/Town: **2005**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **1,319**
Low Sqft:
Ttl Sqft: **1,319**

Lot Information

Lot Sz Ar: **1,765 sqft**
Lot Shape:

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Garage Door Opener, Insulated, Single Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`8" x 2`7"
4pc Ensuite bath	Second	8`1" x 5`0"
Bedroom	Second	9`6" x 10`6"

Room	Level	Dimensions
4pc Bathroom	Second	9`0" x 6`0"
Bedroom	Second	11`3" x 9`0"
Bedroom - Primary	Second	11`5" x 15`11"

Legal/Tax/Financial

Condo Fee: **\$337**

Title: **Fee Simple**

Zoning: **DC-5**

Fee Freq:
Monthly

Legal Desc: **0512110**

Remarks

Pub Rmks: **Location is everything, and this townhouse delivers it all. Just minutes from Deerfoot Trail, this property offers seamless access to Calgary, making commuting or weekend trips effortless. Whether you're heading into the city or exploring the local area, you'll appreciate how quickly you can get around. For your daily shopping and dining needs, Kingsview Market is just to the east, featuring major retailers like Save On Foods, Shoppers Drug Mart, and local favorites like Jam's Diner and Mary Brown's Chicken. Further south, Sierra Springs Shopping Centre is your go-to for major retailers like Walmart and Staples, while the nearby CrossIron Mills and Costco are just a short drive away. Families will love the proximity to excellent schools. Nearby options include St. Martin de Porres High School for grades 9-12 and the innovative Footprints for Learning Charter Academy, which offers an entrepreneurial-focused curriculum for K-12 students. For younger children, École Edwards Elementary provides a strong academic foundation. With schools, shopping, and quick highway access all at your doorstep, this location offers unbeatable convenience for busy families or professionals. The lifestyle this complex offers is unparalleled. With affordable condo fees your landscaping, snow removal, exterior maintenance/upkeep and some insurance costs are already taken care of. Call your favorite realtor today for your in person tour and don't forget to check out the virtual and video tours.**

Inclusions:
Property Listed By: **garage door opener
CIR Realty**

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











