

**3301, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2284453



\$279,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: Window Air Conditioner

Gorgeous 3rd floor corner unit with 2 bedrooms & 2 full bathrooms! Conveniently located around the corner from the elevator for quick access in & out. Enter the spacious tiled foyer with plenty of room for a bench & offering a nice sized coat closet. You will be impressed with the open concept and amount of natural light that floods the apartment. Featuring modern grey carpet with grey paint & white baseboards. To the right side is a great space for a desk, tech nook or bookshelf. The living room boasts two large windows and the patio doors are off to the side. A large space for a dining table or flexible for various sized furniture. The kitchen showcases a breakfast bar with granite that flows through all the kitchen countertops. Double sinks with a pull-out tap are a must! Plenty of cabinets and check out the pull-outs smartly located between appliances. Apartment comes complete with stainless steel appliances package including a Newer fridge with bottom freezer-that includes ice maker which is ideal. Plus the upgraded stove is also only three years old and offers numerous options with the touch-screen menu! A highly desirable pantry is to the right of the stove. Head to the master suite which is a fabulous size, large enough for a California king sized bed and offers a west window for afternoon sunlight. There is a handy walk-through closet for all your things. The master ensuite is sure to please with a coveted walk-in shower with built in seat. A good size and very desirable! Granite countertop & cabinet with cupboard below are ideal. On the opposite side of the main living space find the main bath which offers an oversized tub/shower combo and the granite countertops & matching cabinetry are continued here. The second bedroom is a lovely size that easily fits a queen bed & includes a good sized closet & offers a south window for more natural light. There is a portable air

conditioner offered for year round enjoyment of this unit! The balcony is perfect for those who love the sun. Enjoy both the south & west afternoon sun from here. In-suite laundry is a must & is located behind the closet doors close to the foyer. The floor is tiled inside & with the stacked Front Load Washer & Dryer you will find plenty of storage space to the left side. On the third floor you can feel safe, yet be entertained by living in a vibrant area nestled between various shops & amenities that are only blocks away. Apartment comes with a titled underground parking stall perfectly positioned close to the main garage entrance-making coming and going a breeze. A long enough parking stall that it's possible to store some things in front of most vehicle sizes. Walking distance to grocery stores, pharmacies, restaurants & more. There are buses that run up & down 8th St for another option. Quick drive to major intersections as well. Step inside this unit-this one will impress!!