

**1304, 800 Yankee Valley Boulevard SE  
Airdrie, Alberta**

**MLS # A2300311**



**\$375,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Yankee Valley Crossing  |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,443 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 337 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding                       | <b>Zoning:</b>    | DC-5   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |                   |        |

**Inclusions:** Cactus Plant

Stunning 3-Bedroom End Unit Townhome in Yankee Valley Crossing; With Extra-Long Parking! Don't miss this beautifully maintained, fully developed end unit two-storey townhome featuring a rare extra-long parking pad — the only one of its kind in the complex! Step into a bright, open main floor with a welcoming front foyer. The sunny east-facing kitchen, living, and dining areas are perfect for family living and entertaining. The cook-friendly kitchen boasts ample cabinets, a breakfast bar, pantry, and new fridge and dishwasher, ensuring peace of mind for years to come. Enjoy meals in the spacious dining nook, with patio doors leading to a new PVC deck (Being installed next week!) and fenced backyard — ideal for relaxing or hosting summer BBQs. A convenient two-piece powder room completes the main level. Upstairs, discover three bedrooms, including a generously sized primary bedroom with a 4-piece ensuite, a full 4-piece family bathroom, and an upstairs laundry room. The finished lower level expands your living space with a large family room or bedroom, a massive walk-in closet, storage area, 3-piece bathroom, and a second laundry hookup. Thoughtful features include ceiling fans, electrical outlets for a basement fridge and rough in for a bar sink. Great if you want to do a basement bar! Parking is a breeze with a single attached garage (insulated and drywalled), wide driveway for two vehicles, plus visitor parking. Other highlights include new carpet upstairs, easy-care flooring on the main, mini fenced dog run/BBQ space, newly planted privacy trees, and a garage with 1/4 inch ply wallboard underneath - designed for kids to practice hockey shots! Enjoy a prime location, walking distance to amenities, dog park, Genesis Place Recreation Centre, major shopping, and easy access to Hwy 2. One owner, fresh paint, and move-in ready — this

home truly has it all at an incredible price! Come see it today!