

**602, 800 Yankee Valley Boulevard SE
Airdrie, Alberta**

MLS # A2323559



\$385,000

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained townhouse in a highly convenient Airdrie location, backing directly onto green space with no rear neighbors. What truly sets this home apart is the WALKOUT BASEMENT – leading straight out to a park and off-leash dog area, making it a great fit for pet owners or anyone who values a bit of extra outdoor space and privacy. Some key points include the dog park, no neighbors behind or looking directly at the home, quiet location, walkout finished basement, plus two rooms ready for development - a future basement washroom & closet. Inside, the layout is practical and versatile. The main floor features an open-concept design with a spacious kitchen offering plenty of counter space and a full pantry, flowing into the dining area with access to a west-facing deck overlooking the park. The living room provides a comfortable space to relax or host friends. Upstairs, you’ll find two primary bedrooms, each with its own ensuite, making it ideal for roommates, guests, or a home office setup. Conveniently located upper floor laundry. The fully developed walkout basement adds a third bedroom and is filled with natural light, giving you even more usable living space. This home is move-in ready with fresh paint and updated vinyl plank flooring, so there’s nothing left to take care of before settling in. The single attached garage, and driveway parking for two vehicles add everyday convenience, along with nearby visitor parking. Located on Yankee Valley Blvd and with quick access to the highway, you’re within walking distance to everyday essentials like groceries, coffee shops, and restaurants, as well as schools and other amenities. The complex has low condo fees and a low turnover rate, which speaks to its overall appeal. If you’re looking for a straightforward, well-located home with a functional

layout and one standout feature a walkout basement onto green space - this one is worth a look!