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GRASSROOTS REALTY GROUP

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239 Vantage Crescent SW Airdrie, Alberta

MLS # A2355378

$749,973

Division:	Vantage Rise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Located in Vantage Rise, the Capone offers 2,323 sq. ft. with 3 beds, 2.5 baths & 2026 specifications throughout. This front attached garage home features a walkout basement, 9' basement ceiling & additional windows for a bright, open feel. The executive kitchen is designed for both style & function with built-in stainless steel appliances, chimney hoodfan, gas cooktop, waste bin pull-out, pendant lighting, walk-in pantry & quartz countertops with undermount sinks. LVP flows throughout the main floor, complemented by an electric fireplace with maple mantle & maple railing with iron spindles. Upstairs, enjoy a vaulted bonus room, silver washer & dryer, plus a spacious primary bedroom retreat with a 5-piece ensuite, soaker tub, fully tiled shower with bench, niche & barn door, tile flooring & bank of drawers. The main bath includes dual sinks, while the rear deck offers a BBQ gasline rough-in. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.

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