

\$1,295,000 - 116 Centre Avenue Ne, Airdrie

MLS® #A2109674

\$1,295,000

6 Bedroom, 5.00 Bathroom, 3,710 sqft

Residential on 0.15 Acres

The Village, Airdrie, Alberta

AIRDIE, THE VILLAGE DISTRICT ON CENTRE AVE. This is an opportunity to own a Brand New 2 Storey Modern Ranch Style Home designed by Studio Wolf Designs, 3,548 ft² plus 1,528 ft² basement development in one of Airdrie's most desirable locations. 6,490 ft² large corner lot, access to everything you need within walking distance to Airdrie's™ the downtown core, restaurants, pharmacy, grocery stores, banks and medical clinics, few blocks away from JENSEN PARK, the PLAINSMEN ARENA & AIRDRIE FARMER'S MARKET. Quick access to Hwy 2 both North and South by direct access via Centre Ave and service road. Main floor is 1,750 ft² with 9'™ ceiling throughout, 18'™ height rear grand foyer & a Great room with custom design fireplace and surround, gourmet kitchen with walk-in pantry, standing fridge and freezer, Private office, Flex room with a private courtyard, 2 piece bath and oversized double attached front drive garage. Upper floor is 1,798 ft² with 9'™ ceiling throughout, overlooks rear foyer and great room vaulted ceilings. Quiet sitting room/library, Total 4 bedrooms, 3 bathrooms upstairs! Large Master bedroom, custom glass shower, his and her sinks, soaker tub, and large walk-in closet. 3 additional bedrooms, two having jack and jill ensuite and one having its own 4pc bathroom. Upper floor laundry and good size BONUS room with covered balcony. Basement fully developed, 9'™ ceiling, approx. 1,528 ft² with Recreation room, Media room, 5th



bedroom, Fitness room with space for sauna (optional), 4pcs bath and Wet Bar area.

Built in 2023

Essential Information

MLS® #	A2109674
Price	\$1,295,000
Sold Price	\$1,175,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,710
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Centre Avenue Ne
Subdivision	The Village
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized

Interior

Interior Features	Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	May 18th, 2024
Days on Market	86
Zoning	R1-V
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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