

\$265,000 - 6408, 304 Mackenzie Way Sw, Airdrie

MLS® #A2156092

\$265,000

2 Bedroom, 2.00 Bathroom, 991 sqft
Residential on 0.02 Acres

Luxstone, Airdrie, Alberta

Discover condo 6408 at Mackenzie Point; an XL, Top Floor apartment featuring 2 beds, 2 full baths and direct views of the pond. Here are 5 things we love about this home (and we're sure you will too):

- A WELL-MAINTAINED COMPLEX:** Mackenzie Point is a beautifully maintained multi-building complex in the heart of Airdrie. You are walking distance to Sobeys + numerous shops, restaurants, services, parks and playgrounds. Residents enjoy meticulously maintained grounds/common areas, reasonable condo fees (\$687.27/month including all utilities) and ample visitor parking throughout the complex.
- A LARGE, MODERN FLOORPLAN:** As condos trend smaller and smaller, condo 6408 is a breath of fresh air! With 991SqFt of refined and functional living space, 2 beds/2 full baths, oversized dining nook and large balcony; this is a full-sized home! The open kitchen is truly the heart of this condo with raised breakfast bar, clean white appliance package and ample work and storage space. The living room easily accommodates your full-sized furnishings while the large, private balcony becomes an extension of your living space in the warmer months. The bedrooms are on opposite sides of the home, the primary features a nicely-proportioned walkthrough closet and 3-piece ensuite while the second bedroom has adjacent 4-piece bathroom while an actual laundry room provides plenty of in-suite storage.
- LOCATION IN THE**



6408-304 MacKenzie Way SW, Airdrie, AB

Main Floor Exterior Area 1096.05 sq ft
Interior Area 991.31 sq ft



0 3 6 ft

PREPARED: 2024/06/08

While regions are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

COMPLEX: Perched on the top floor with direct views of the pond. If you like outdoor space, this is the condo for you with a fully private XL balcony (not open on the sides) a rare find in the complex. 4. THE BONES: The key to getting ahead when buying Real Estate is focusing on what you can't change in a property. 6408 is a top floor suite (you'll notice the difference in a wood frame building) with direct views of the pond, not another building. It's one of the largest floorplans available in the complex with an XL dining room, 2 well-proportioned, bedrooms on opposite sides of the suite and a large private balcony. Fads come and go (remember when carpets in bathrooms were in?) but great bones are timeless. 5. A VIBRANT AND CONVENIENT NEIGHBOURHOOD: Luxstone is a popular and centrally located community in SW Airdrie. Residents enjoy an array of housing type to fit any need/budget along with an array close by of shops, services and restaurants. You're a 5-minute bike ride to Nose Creek Park a 20-acre natural park with amphitheatre, concession area, 2 playgrounds, fire pit area and trout-stocked pond. Commuting is a breeze with easy access out of the community, to Deerfoot Trail and highway 567.

Built in 2004

Essential Information

MLS® #	A2156092
Price	\$265,000
Sold Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.02
Year Built	2004

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6408, 304 Mackenzie Way Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H6

Amenities

Amenities	Visitor Parking, Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 8th, 2024
Date Sold	November 7th, 2024
Days on Market	91
Zoning	DC-7
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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