

\$1,249,999 - 116 Centre Avenue Ne, Airdrie

MLS® #A2194750

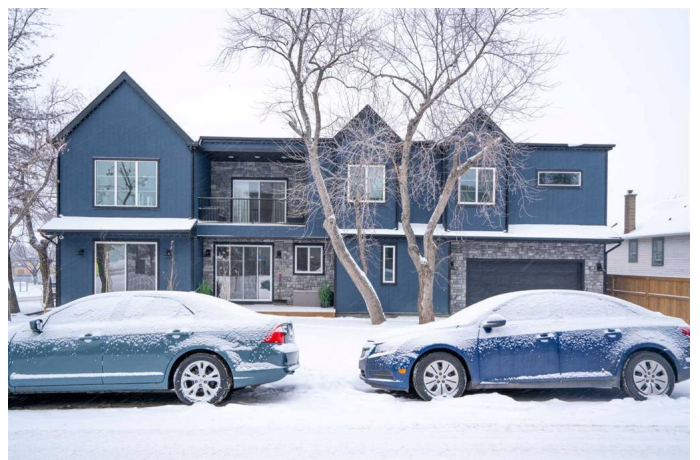
\$1,249,999

6 Bedroom, 5.00 Bathroom, 3,704 sqft

Residential on 0.15 Acres

The Village, Airdrie, Alberta

Welcome to this architectural masterpiece by Studio Wolf Designs in one of Airdrie's most sought-after locations - The Village. This nearly new modern ranch-style estate offers an unparalleled blend of luxury, design, and functionality. Situated on an expansive 6,490 sq. ft. CORNER LOT, this home spans 3,704 sq. ft. above grade plus a fully developed 1,612 sq. ft. basement, bringing the total living space to over 5,300 sq. ft. As you enter, be captivated by 18-foot soaring ceilings in the foyer and living room, complemented by a custom-designed fireplace and surround. The gourmet kitchen is a chef's dream with premium appliances featuring a full side-by-side freezer and refrigerator, cooled beverage centre, built-in gas cooktop, dual built-in convection and conventional ovens. Two kitchen sinks make dishes a breeze, while keeping the island sink free of clutter for your family and guest's comfort. The oversized walk-in pantry and high-end finishes elevate this kitchen to its ultimate potential. The main floor also offers a private office/den area, flex room with courtyard access, 2-piece bathroom, and spacious mudroom leading to an oversized double attached garage with custom epoxy flooring. Upstairs, an open rail gallery provides a panoramic view of the main floor and vaulted ceilings. The upper level is designed for both comfort and sophistication, boasting 4 spacious bedrooms, including a large primary bedroom with a spa-like ensuite featuring a custom glass shower, freestanding



bathtub, dual vanities, and a large walk-in closet with built-in storage. Two bedrooms share a Jack-and-Jill ensuite, while the fourth bedroom enjoys its own private 4-piece bathroom. A good size laundry room with built-in sink and folding area, and a bonus room with a covered balcony and quiet sitting area complete the upper level. The fully developed basement is an entertainer’s dream - offering a spacious recreation room, bar area, 3-piece bathroom, fifth bedroom, and sixth bedroom-turned-gym with sauna. Step outside to your private backyard retreat, featuring a brand-new Bullfrog M9 hot tub, new fencing, and professional landscaping. This smart home is fully equipped with premium security and technology, including a full-perimeter surveillance system with 2TB storage, 12MM smash-proof window film & tint for added privacy, and custom exterior GEM lighting. Additional upgrades include two AC units and custom window coverings throughout. Nestled within walking distance to Airdrie’s downtown core, top-rated restaurants, shops, Jensen Park, Plainsmen Arena, and the Airdrie Farmers Market, with quick access to Highway 2, this residence offers the perfect blend of luxury and convenience. Experience the finest in modern ranch-style living – this exceptional estate is one of Airdrie’s most coveted opportunities.

Built in 2022

Essential Information

MLS® #	A2194750
Price	\$1,249,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	3,704
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	116 Centre Avenue Ne
Subdivision	The Village
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s), Bathroom Rough-in, Dry Bar, Vinyl Windows, Recessed Lighting, Sauna, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Central Air Conditioner, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Lighting, Private Yard, Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Corner Lot, Few Trees

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Days on Market	83
Zoning	R1-V

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.