



**GRASSROOTS**  
REALTY GROUP

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**2321 Lancaster Heights SE**  
**Airdrie, Alberta**

**MLS # A2218206**



**\$819,900**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Level, No Neighbours Behind, Street Lig		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to brand new, beautifully designed, 2-storey home nestled in the thriving community of Lanark Landing in Airdrie! Boasting 2,459 square feet of functional and stylish living space, this property offers a perfect blend of comfort, space, and convenience for modern family living. The main floor features a private office and den, ideal for remote work or study, while the spacious open-concept layout seamlessly connects the living, dining, and gourmet kitchen. Upstairs, find 3 generous sized bedrooms, including a luxurious primary suite, a bonus room, and convenient upper-floor laundry. Downstairs, the undeveloped basement offers endless possibilities for future development&mdash;whether you envision a home theatre, gym, or extra living space. Additional features include: a walking distance to parks, green space, and pathways. Have a convenience of a short drive to CrossIron Mills Mall, Costco and many other amenities. Step outside to enjoy some outdoor activities at Kings Heights outdoor rink, pump track, and community garden. This stunning home also comes with a peace of mind with having a New Home Warranty and features a back alley access for added flexibility. Whether you're raising a family, working from home, or simply looking for more space to live and grow, this property is ready to welcome you home. Please note that some photos are digitally altered. Schedule your showing today to truly appreciate what this stunning home has to offer!

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