

1-833-477-6687 aloha@grassrootsrealty.ca

1187 Lanark Boulevard SE Airdrie, Alberta

MLS # A2229190



\$484,900

Division: Lanark Residential/Five Plus Type: Style: 2 Storey Size: 1,252 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.05 Acre Lot Feat: Back Lane, Low Maintenance Landscape

Heating: Water: Central Floors: Sewer: Carpet, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: Vinyl Siding R2-T Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: Garage remote(s)

BEAUTIFUL 3 BEDROOM TOWNHOME IN LANARK SE | NO CONDO FEES | DOUBLE CAR GARAGE | FRONTING COMMUNITY GARDEN Welcome to this stunning and functional 3 bedroom, 2.5 bathroom townhome located in the community of Lanark SE, Airdrie. This home offers exceptional value with no condo fees and a Double Detached Garage, perfect for growing families or first-time buyers. The main floor features luxury vinyl plank flooring throughout and a spacious living room filled with natural light from the large front window. The modern kitchen is equipped with stylish dual-tone cabinetry, quartz countertops, a pantry, and ample prep space. The adjoining dining room is spacious, convenient powder room, and mudroom with access to the rear deck complete this level. Upstairs, you' If find a well-laid-out upper level with a primary bedroom that includes a walk-in closet and a private 3-piece ensuite with standing shower. Two additional generously sized bedrooms share access to a full 4-piece bathroom, offering comfort and space for the whole family. The unfinished basement provides a laundry area and is ready for your personal touch. perfect for future development or extra storage. Outside, enjoy a low-maintenance backyard with a deck, chain-link fence, and the rare bonus of facing a beautiful community garden.