



GRASSROOTS
REALTY GROUP

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159 Highview Gate SE
Airdrie, Alberta

MLS # A2237849



\$510,000

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,476 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: na

NEW PRICE Discover the perfect blend of luxury and convenience in this beautifully maintained 2020-built AVI half duplex offering over 1,476 sq ft of developed living space. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is designed with modern living in mind. Step into a bright, open-concept main floor with luxury vinyl plank flooring and a spacious living room that flows seamlessly into the bright kitchen. The kitchen boasts upgraded stainless steel appliances, quartz countertops, soft-close cabinetry, a large island, a walk-in pantry, and is perfectly positioned next to the dining area — ideal for family meals and entertaining. Upstairs, you’ll find a convenient laundry room and three generously sized bedrooms, including a stunning primary suite complete with a walk-in closet and 3-piece ensuite. Enjoy summer evenings on the extended deck with a gas line for your BBQ, and take advantage of the double parking pad with potential for a future double garage. The undeveloped basement with roughed-in plumbing offers endless opportunities to customize. Additional features include central A/C, water softener system, and more! Lovingly cared for and move-in ready. Located close to parks, schools, shopping, and walking paths, with quick access to the highway and Stoney Trail, this home delivers the ultimate in comfort and location. Don’t miss out — book your showing today or explore the 3D tour!