



GRASSROOTS
REALTY GROUP

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2220 Lancaster Heights SE
Airdrie, Alberta

MLS # A2243762



\$845,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

The Pierce 2 offers a refined blend of function, style, and sustainability. This thoughtfully crafted home features professionally curated, on-trend interior selections that bring a modern and cohesive aesthetic throughout. The home embraces an open-concept design that enhances the sense of space and flow, with expansive living areas that are ideal for both everyday living and entertaining. Whether you're hosting guests or enjoying a quiet night in, the seamless layout offers flexibility and comfort throughout. At the heart of the home is a chef-inspired kitchen designed to stir your culinary creativity. Showcasing elegant waterfall quartz countertops, bronze taps, and sleek finishes, the space is both functional and visually striking. A spice kitchen provides added convenience and flexibility for everyday cooking or entertaining, while thoughtful details like upgraded drawer handles complete the elevated design. Upstairs, you'll find four well-appointed bedrooms, including an expansive and truly show-stopping primary bedroom. This serene retreat features a luxurious ensuite with a long soaker tub, a large walk-in shower lined with elongated hexagon tile, and refined finishes—offering the perfect blend of comfort and sophistication. Certified Built Green, the home includes energy-efficient upgrades such as triple-pane windows, a high-efficiency furnace, a solar chase for future solar panel installation, and blower door testing that may qualify for up to 25% mortgage insurance savings. A rough-in for an electric vehicle charger is also included, supporting future-ready living. Smart home features include a programmable thermostat, Ring video doorbell, smart front door lock, motion-activated and smart switches, all easily managed through an integrated Amazon Alexa touchscreen hub. Photos are representative.

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