



GRASSROOTS
REALTY GROUP

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1035 Lanark Boulevard SE
Airdrie, Alberta

MLS # A2244730



\$485,000

Division:	Lanark		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear D		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: none

Welcome home! This beautifully Maintained 3 bedroom, 2.5 Bathroom home is conveniently located in Airdrie's easily accessible South East community of Lanark just one block west of the Lanark Landing Pump Track and the Lanark community Gardens and one block east of Kings Heights outdoor hockey rink and soccer field with quick Access to 40th ave and highway 2. Beautifully designed with functionality in mind. Built by Airdrie's local long standing multiple award winning McKee Homes this one will impress with its Bright open floor plan including a wonderful bright inviting living room leading to the modern style kitchen featuring beautiful cabinetry with generous cabinet space complimented by Stainless steel appliances, a large pantry, a dining area and a half bath leading out to the private wood fenced backyard and detached double garage. Upstairs you will find 2 bedrooms, a 4 piece bathroom and the large primary with its own private 4 piece ensuite and walk-in closet. The basement is open and unspoiled and ready for your future development plan with rough-in plumbing for a future bathroom . Close to schools, parks, shopping, dining and recreational facility, You won't want to miss out on this one! Schedule your viewing appointment today.