



**GRASSROOTS**  
REALTY GROUP

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

**1035 Lanark Boulevard SE  
Airdrie, Alberta**

**MLS # A2252207**



**\$475,000**

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

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

**Inclusions:** none

OPEN HOUSE SATURDAY AUGUST 30, 2025 1:00PM-3:00PM. No Condo Fees, No Condo Board! Private Fenced-Off Backyard, Fenced-Off Front Yard, Double Detached Garage. This beautifully maintained 3-bedroom, 2.5-bathroom Home is located in Airdrie's new desirable southeast community of Lanark just one block from the Lanark Landing Pump Track, Community Gardens, and Kings Heights outdoor hockey rink, soccer field and elementary school, Quick Access to 40th Ave and Highway 2, Making your daily commute smooth and efficient. Built by McKee Homes, Airdrie's long-standing, award winning local builder, this home offers quality, functionality and style. The bright open-concept main floor includes a welcoming living room, a modern kitchen with Stainless Steel Appliances, Beautiful cabinetry with generous storage, a large Pantry and dining area. A convenient half bathroom leads you out to your fenced-off private backyard, perfect for entertaining or relaxing with separation from the yard and access to the double detached garage. Upstairs, you will find 3 spacious bedrooms, a 4-piece main bathroom, and a large primary suite featuring its own 4-piece ensuite and walk-in closet. The undeveloped basement includes roughed-in plumbing and is ready for your future vision. Located close to schools, dining, shopping and recreational facilities, this home is ideal for families and professionals alike. make your appointment for your own private viewing today!