



GRASSROOTS
REALTY GROUP

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126 Lanark Gate SE
Airdrie, Alberta

MLS # A2273965



\$499,900

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,482 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'RE GOING TO START SMART, START HERE. This Alexis model in Lanark Landing focuses on functional planning, clean design, and a basement setup that gives you meaningful flexibility without adding future headaches. The main floor opens with 9' CEILINGS and a central galley kitchen that's designed to work for real everyday life. You get White Rock quartz, a SILGRANIT UNDERMOUNT SINK, 42" UPPERS, classic matte tile backsplash, a CHIMNEY-STYLE HOOD FAN, and a flush 12" breakfast bar that offers actual seating space. The appliance package—Whirlpool fridge, electric range, dishwasher, and BUILT-IN MICROWAVE with trim kit—is already selected and included, matched to the kitchen layout and cabinetry finishes. The dining area and living room each fall naturally off the kitchen, with warm wood LVP spanning the entire main floor for a cohesive, bright look that feels modern without trying too hard. No awkward transitions. No cramped corners. Just a logical, easy-to-furnish flow. Upstairs, the three bedrooms are all properly sized, not token add-ons. The master includes a WINDOWED WALK-IN CLOSET and a clean 3-piece ensuite featuring the UPGRADED 60" x 33" SHOWER with sliding glass door. The full main bath repeats the quartz and tile finishes, and the upper-floor laundry stays exactly where it should—central, but out of the way. The basement is where the long-term planning really shows up. 9' foundation walls, a SEPARATE SIDE ENTRY, a 200 AMP electrical panel, an egress slider window, the standard 3-piece bathroom rough-in, and a UTILITY SINK ROUGH-IN along a dedicated plumbing wall. Whether you're thinking about future development for living space, workspace, storage, or rental potential down the line, the key structural pieces are already in place. Out

back, the 20' x 20' CONCRETE PARKING PAD is poured and ready for future garage planning if that's on your list. Lanark Landing is steadily filling in with connected PATHWAYS, PARKS, PONDS, PLAYGROUNDS, and multi-use courts that make the community feel lived-in and welcoming. Essentials are nearby, the outdoor spaces are expanding every season, and Yankee Valley Blvd keeps both Airdrie and Calgary conveniently within reach. POSSESSION IS AVAILABLE MID-JANUARY. Book a showing, bring your questions, and see how far smart planning can go. • PLEASE NOTE: Photos are of a DIFFERENT SPEC HOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.