



**GRASSROOTS**  
REALTY GROUP

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**2220 Lancaster Heights SE**  
**Airdrie, Alberta**

**MLS # A2282200**



**\$830,150**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,542 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

Welcome Home. Built by award winning home builder Sterling Homes & Pierce 2nd model at 2220 Lancaster Heights SE, is a beautifully designed home offering 2,541 sq ft, 4 bedrooms, 4 bathrooms, and a layout that blends modern style with everyday practicality. The main level is flooded with natural light and showcases wide plank flooring, oversized windows, and a seamless open-concept design. The kitchen is a true showpiece, featuring full-height cabinetry, quartz countertops, a large central island, stainless steel appliances, chimney hood fan, and elegant gold hardware and faucet. A highly desirable spice kitchen with gas line and pantry adds exceptional functionality for cooking and entertaining. The dining area is anchored by a striking custom wall detail and modern lighting, creating a warm yet elevated space for gatherings. The living room is both stylish and inviting, centered around a sleek electric fireplace with built-in shelving, while large windows frame peaceful views of the surrounding greenspace. A main floor flex room with double pocket doors offers versatility as a home office, guest room, or playroom, complemented by a full main floor bathroom—ideal for multi-generational living. Upstairs, the thoughtfully designed layout includes four bedrooms, highlighted by a rare dual primary bedroom configuration. The main primary retreat features a luxurious 5-piece ensuite with dual sinks, tiled shower, private water closet, and ample storage, while the second ensuite is finished with tiled shower walls and modern fixtures. A vaulted ceiling bonus room provides an airy second living space, perfect for relaxing or family movie nights, and upper-level laundry adds everyday convenience. Additional features include ‘basement ceilings, side entrance, maple railing with iron spindles, tile flooring in bathrooms and laundry, and a rear

13&rsquo;6&rdquo; x 9&rsquo; deck overlooking green space&mdash;perfect for enjoying sunny afternoons and peaceful views. Built with Sterling Homes&rsquo; Smart Energy Package, this BUILT GREEN&reg; certified home offers improved efficiency, comfort, and long-term savings. A fantastic opportunity to own a brand new, thoughtfully upgraded home in a growing southeast Airdrie community.