



**GRASSROOTS**  
REALTY GROUP

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**1027 Lanark Boulevard SE**  
**Airdrie, Alberta**

**MLS # A2284419**



**\$489,900**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Lanark                                                                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                  |
| <b>Style:</b>    | 2 Storey                                                                |               |                  |
| <b>Size:</b>     | 1,378 sq.ft.                                                            | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Garage Door Opener, Side By |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Front Yard, Rectangular Lot                                             |               |                  |

|                    |                                                                                                          |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                 | <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>    | R2-T |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |      |

**Inclusions:** Built-in cabinet/desk near kitchen, Alarm gadgets, Tv holder, Electric fireplace

Welcome to this stunning end-unit townhouse in the desirable community of Lanark, Airdrie, offering the rare advantage of NO CONDO FEES and the pride of ownership you’d expect from a former showhome. From the moment you arrive, the home’s beautifully landscaped curb appeal creates a warm and welcoming first impression. Step inside to an open concept main floor, with vinyl plank flooring throughout, designed to feel bright, airy, and inviting. The living area is positioned at the front of the home and is filled with natural light from a large window, complemented by a cozy electric fireplace with an elegant decorative tile surround, a wonderful space to relax or entertain. The L-shaped kitchen is both stylish and functional, ideal for hosting family and friends. It features an island with seating, stainless steel appliances, ample counter space, a pantry, and a dining area that comfortably fits a table for four. A thoughtfully designed built-in storage cabinet that converts into a cozy study desk adds versatility and charm to the space. This level also includes a convenient half bath, a laundry room with stacked washer and dryer, and direct access to the fully fenced, south facing backyard. The outdoor space is completely maintenance-free, highlighted by a large composite deck and access to the double detached garage. Upstairs, you’ll find a spacious primary retreat complete with a walk-in closet and a private ensuite featuring a large vanity with excellent storage and timeless finishes. Two additional well sized bedrooms, a full 4-piece bathroom, and a handy linen closet complete the upper level, offering plenty of room for family or guests. The unfinished basement provides endless potential, already roughed in for a future bathroom and featuring two windows, making it easy to customize the space to suit your family’s needs, whether

that&rsquo;s a home gym, rec room, or additional bedrooms. This home has been beautifully maintained and is truly move-in ready. An exceptional bonus is the corner unit location, which allows space to park a third vehicle beside the garage without obstructing traffic, a rare and very convenient feature! Located in the vibrant and growing community of Lanark, this home is surrounded by beautifully planned streetscapes, parks, and walking paths, making it ideal for families and outdoor enthusiasts. Residents enjoy close proximity to playgrounds, green spaces, schools, shopping, and everyday amenities, along with easy access to major roadways for a quick commute throughout Airdrie and beyond. Lanark offers a welcoming neighbourhood atmosphere with modern conveniences, making it a fantastic place to call home.