



**1051 Lanark Boulevard SE
Airdrie, Alberta**

MLS # A2288744



\$459,900

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|------------------|----------------------------------------------------------------------|---------------|------------------|
| Division: | Lanark | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,262 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot | | |

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|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautifully maintained no condo fee townhome, perfectly positioned in the heart of a vibrant, family-friendly community. This impressive property blends modern style with thoughtful functionality, creating a home that is as practical as it is elegant. From the moment you step inside, you'll appreciate the quality finishes, upgraded window coverings, and natural light that fill the main floor. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and stunning quartz countertops — a space designed for both everyday living and effortless entertaining. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere for hosting guests or enjoying a quiet night in. Upstairs, you'll find two spacious primary suites, each complete with its own upgraded ensuite and generous walk-in closet — an ideal setup for roommates, guests, or family members who value privacy and comfort. A large upper-level laundry room adds everyday convenience exactly where you need it most. The unfinished basement provides a blank canvas, ready for your personal touch. Whether you envision additional living space, a home gym, office, or extra storage, this level offers excellent future potential. One of the standout features of this home is the south-facing, fully fenced backyard — your own private retreat designed to soak up all-day sunshine. The concrete patio creates a low-maintenance outdoor living space perfect for summer BBQs, morning coffee, or evening relaxation. With upgraded finishes throughout, thoughtful design, and exceptional indoor-outdoor living, this home truly checks all the boxes. Don't miss your opportunity to make it yours.