



**138 Lanark Gate SE**  
**Airdrie, Alberta**

**MLS # A2289213**



**\$499,900**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

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

SMART DESIGN STARTS WITH FUNCTION. This Alexis model at 138 Lanark Gate SE delivers a layout that makes sense the moment you step inside. The main floor is finished in warm mid-tone LUXURY VINYL PLANK, setting the tone for a space that feels cohesive and current. At the centre, the kitchen is properly executed with 42" upper cabinetry, QUARTZ COUNTERTOPS THROUGHOUT, a BUILT-IN MICROWAVE, CHIMNEY HOOD FAN, and a SILGRANIT undermount sink. The island provides real BREAKFAST BAR SEATING, and the large-format subway backsplash gives the room a clean, modern edge without overpowering it. The living area is anchored by a BUILT-IN TV NICHE FEATURE WALL that defines the space while keeping furniture placement simple. There's no guesswork in how this home functions — dining, kitchen, and living areas connect naturally, creating a layout that feels intuitive from the moment you walk in. Upstairs, three properly sized bedrooms are finished in neutral grey carpet for comfort and versatility. The proportions are right, the layout is efficient, and the space is genuinely usable. Downstairs, the unfinished basement expands the possibilities. With 9' FOUNDATION WALLS and a SEPARATE SIDE ENTRY already in place, the structural framework is there if future development is ever part of your plan. Whether you envision additional living space, workspace, or simply long-term flexibility, the scale and access are already established. Lanark Landing continues to grow into ONE OF AIRDRIE'S MOST CONNECTED NEW COMMUNITIES, with pathways, parks, playgrounds, and open green spaces woven throughout. Everyday amenities are close by, and QUICK ACCESS TO YANKEE VALLEY BLVD keeps commuting straightforward while still letting you come home to something quieter. 138 Lanark Gate

isn't trying to be something it's not. It's well-built, well-finished, and ready to serve the next chapter properly. Book your showing and experience it in person. • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.