



**146 Highview Gate SE  
Airdrie, Alberta**

**MLS # A2289902**



**\$529,800**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Solar Tube(s), Walk-In Closet(s)

**Inclusions:** NA

Welcome to this recently built (2022) and meticulously maintained 2 bed/2 full bath, AIR CONDITIONED bungalow; nestled in the community of Lanark Landing. The OPEN CONCEPT FLOOR plan and 10-FEET HIGH CEILINGS add to the spacious feel of this gorgeous home. LUXURY VINYL PLANK can be found throughout kitchen, living room and hallways. The Beautiful kitchen features QUARTZ counter tops, white shaker cabinetry, CROWN MOLDING, plenty of storage drawers, large PANTRY and WIFI enabled STAINLESS STEEL appliances. Living room boasts natural light thanks to a SUN-TUNNEL that leads into a large dining area perfect for entertaining. The primary bedroom features a MASSIVE WALK-IN CLOSET and Ensuite accented with QUARTZ counters and CUSTOM GLASS shower enclosure. The main floor is finished off with a MUDROOM w/bench, large secondary bedroom, laundry closet and 4 piece-bathroom also accented with QUARTZ counters. Do you want to add your personal touches to this home? Over 800sq.ft of undeveloped basement space awaits your imagination, complete with rough in's and 3 large windows. This LOW MAINTENENCE property has thoughtful design elements including a FRONT VERANDA, CONCRETE PAD for the private patio or potential RV PARKING, a FULLY INSULATED and DRYWALL detached single garage equipped with WIFI OPENER, rock landscape garden out front for curb appeal and full VINYL FENCE and sodded backyard for those summer barbeques. Location is perfect, walking distance to walking paths, skating rinks, basketball courts, parks, schools and Kingsview Market. Easy access to Calgary with the new 40th Avenue overpass. The best value property of it's kind in Airdrie - Do not miss this opportunity!