



103 Highview Gate SE
Airdrie, Alberta

MLS # A2296688



\$554,999

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this Extraordinary 3-bedroom, 2.5-bathroom duplex nestled in the serene community of Lanark Southeast Airdrie. This 1599.51 sqft home with a central cooling system provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, a sizeable den and a large kitchen equipped with modern appliances and a pantry for all your storage needs. The upper level boasts a spacious living room, a large primary bedroom with a closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor. This property comes with a fence and a backyard. This duplex has a detached double-car garage. With quick access to anywhere in Airdrie and multiple nearby shopping options, including Cross Iron Mills etc. The fully finished basement features a separate side entrance, 1 additional bedroom, a full bathroom, offering endless possibilities for multi-generational living or potential rental income. This house's basement is tenanted. It is a great opportunity for investment. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!