



**1016 Lanark Boulevard SE  
Airdrie, Alberta**

**MLS # A2303325**



**\$499,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to Lanark, a community thoughtfully designed with pathways that connect you to scenic parks, playgrounds, picnic areas, soccer fields, a hockey rink, as well as nearby schools and shopping. This beautiful modern three-bedroom townhouse comes with no condo fees. The open-concept main floor is bright and spacious, featuring 9-foot ceilings and an inviting great room with an elegant fireplace. The kitchen is well-appointed with granite countertops, a centre island with breakfast bar, classic cabinetry, and updated stainless steel appliances. A cozy dining nook and convenient powder room complete the main level. Step outside to a rear deck that leads down to a fully landscaped yard, highlighted by a charming walkway to your double garage. The garage is a full double, and the back alley is fully paved for easy access. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and a four-piece ensuite featuring a granite vanity. Two additional bedrooms and a full four-piece bathroom provide comfort and convenience for the whole family. The unfinished lower level is ready for your personal touch—perfect for creating your dream space. As an added bonus, enjoy a south-facing front porch with a concrete pad, ideal for relaxing outdoors. This home also includes air conditioning for year-round comfort. A true gem with no condo fees—book your viewing today!