



**2304 Lancaster Heights SE
Airdrie, Alberta**

MLS # A2153959



\$659,900

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|------------------|----------------------|---------------|------------------|
| Division: | Lanark | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,691 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|-------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)

Inclusions: none

****HUGE PRICE REDUCTION FOR QUICK SALE!(Lowest-Priced Brand New Walkout Home) CHECK OUT THE VIDEO TOUR****Nestled in the vibrant and family-oriented Lanark Landing, this immaculate new-build WALKOUT home is a perfect find for first-time buyers, growing families, and savvy investors. Featuring a thoughtfully designed layout with four well-appointed bedrooms and three modern bathrooms, this residence meets all the demands of contemporary living. The heart of the home is a fully upgraded kitchen, a chef's delight with ceiling-height cabinets, a stunning waterfall island, sleek quartz countertops, and premium appliances, including a slide-in gas range and a French door fridge with an ice/water dispenser. The main level also offers the added convenience of a bedroom and full bath—ideal for parents, guests, or those who prefer one-level living. Upstairs, a spacious bonus room is flanked by three additional bedrooms, including a master suite with a ceiling fan and a luxurious ensuite bath. The large walkout basement, bathed in natural light from oversized windows, awaits your personal touch with its separate entrance. Outside, enjoy a sun-drenched deck with a gas line for al fresco dining and entertaining, plus a sizeable 2-car concrete parking pad. Front landscaping will be completed by the developer, ensuring picturesque curb appeal. The location is unbeatable, with an array of local amenities at your doorstep—from walking pathways and sports fields to shopping and dining. Easy access to Highway 2 makes commuting effortless. Enjoy the community perks, including a pump track, skating rink, playgrounds, and schools, all within reach. With a 10-minute drive to CrossIron Mills and a 16-minute commute to the airport, convenience is key. Experience the lifestyle you've been dreaming of in this exceptional Lanark Landing home.