



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

120 Highview Gate SE
Airdrie, Alberta

MLS # A2203942



\$674,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist, Mixed, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: All Appliances in the Basement Suite are also included.

Welcome to Lanark – A Family-Friendly Community! Discover this immaculate, fully developed home in the heart of Lanark, a vibrant neighbourhood with parks, playgrounds, and easy access to schools, shopping, and amenities. This beautifully maintained property features a spacious main floor, complete with a den, a bright and airy family room, and a well-appointed kitchen with ample cabinetry and a pantry, generous counter space, and large windows that flood the space with natural light. The handy back entrance leads to a stamped concrete patio with a gas line—perfect for summer BBQs and outdoor entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a full ensuite, a second 4-piece bathroom, a convenient laundry room, and a cozy bonus room for additional living space. The professionally developed basement offers an illegal 1-bedroom suite, perfect for extended family or as a potential revenue stream. It features a full kitchen, a spacious bedroom, a full bathroom, and extra storage space. Additional highlights include a double garage with a gas line, roughed-in for a heater, and several nearby playgrounds. Shopping is also nearby, making daily errands a breeze. This stunning home is a must-see—book your viewing today!