



GRASSROOTS
REALTY GROUP

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1016 Lanark Boulevard SE
Airdrie, Alberta

MLS # A2303325



\$475,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	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!