



GRASSROOTS
REALTY GROUP

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132 Highview Gate SE
Airdrie, Alberta

MLS # A2306655



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

An incredible opportunity to own a spacious detached home in the sought-after community of Lanark Landing, competitively priced and move-in ready for its next owner. Step inside to a bright entry that opens into a flexible front space perfect for a home office, study. The main floor features an open layout with 9' ceilings, a spacious kitchen with granite countertops, and a comfortable living area that's easy to use day-to-day. Upstairs, the primary bedroom is filled with natural light and includes a walk-in closet and private 3-piece ensuite. You'll also find two additional bedrooms, a full bathroom, and upper-floor laundry for added convenience. Located in Lanark just off 40 Avenue, you'll have quick access to Highway 2, making it easy to get into Calgary or over to CrossIron Mills while still enjoying a quieter community feel. A solid, well-designed home that's move-in ready and easy to make your own.