



**2325 Lancaster Heights SE
Airdrie, Alberta**

MLS # A2313950



\$929,999

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,567 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: All Basement Appliances

Welcome to this stunning and extensively upgraded 2,566 sq ft luxury home offering exceptional design, functionality and income potential with a fully finished illegal basement suite currently generating rental income. From the moment you enter, you are greeted with impressive 10' ceilings on the main floor, soaring open spaces, beautiful tile flooring throughout all wet areas including the grand front entrance, elegant feature walls, custom arches and doors throughout both the main and upper levels. The thoughtfully designed main floor features two spacious living areas, a main floor bedroom with a full bath and a spectacular chef-inspired kitchen complete with ceiling-height cabinetry, built-in appliances, upgraded finishes, and a fully equipped spice kitchen with additional pantry space. The elegant railing details and upscale finishes throughout the home truly showcase the quality and craftsmanship. Upstairs offers a spacious bonus room, two luxurious master suites including a stunning primary retreat with a beautiful feature wall, spa inspired 5-piece ensuite, and walk in closet, along with two additional bedrooms and another full common bathroom. The professionally finished basement features a separate entrance, full kitchen, living area, two bedrooms plus a large den with closet space that can easily function as a third bedroom, creating excellent flexibility for extended family or additional rental income potential. Loaded with upgrades and designed for both luxury living and functionality, this home is a rare opportunity you do not want to miss. Book your private showing today!