



GRASSROOTS
REALTY GROUP

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174 Lanark Gate SE
Airdrie, Alberta

MLS # A2321280



\$531,981

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,489 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services. Charming 2025 home with modern upgrades and a welcoming front veranda. Featuring LVP throughout the main floor, triple-pane and additional windows, and an electric fireplace with paint grade mantle and tile surround, this home blends comfort and style. The kitchen offers stainless steel appliances with chimney hoodfan, built-in microwave tower, quartz countertops with undermount Silgranit sink, waste bin pullout, pendant lighting, gasline rough-in for future range, and a walk-in pantry with MDF shelving. Upstairs includes laundry and a 3-piece ensuite with tiled walls, glass barn door, and tile flooring. Additional highlights include a side entrance, 9' basement walls, dining room wall detail, and a gasline rough-in for a future BBQ. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub Photos are a representative.