



GRASSROOTS
REALTY GROUP

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3037 Lanark Boulevard SE
Airdrie, Alberta

MLS # A2323818



\$519,900

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Outside, Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

QUICK POSSESSION, A SEPARATE SIDE ENTRY, AND A FIREPLACE FEATURE WALL THAT FINISHES THE ROOM BEFORE YOU EVEN MOVE IN. This brand-new Leonard duplex packs 1,608 sq. ft., three bedrooms, 2.5 bathrooms and a layout that wastes very little. The covered front porch opens to a bright main floor where the living, dining and kitchen areas connect without blurring into one endless rectangle. Up front, the living room gets a proper focal point with an ELECTRIC FIREPLACE FEATURE WALL — warmth, character and one less blank wall to figure out later. The POCKET OFFICE earns its keep immediately. Laptops, homework, paperwork and “just one quick email” all get a dedicated home without sacrificing an entire room. At the rear, the kitchen delivers QUARTZ COUNTERS, A CENTRAL ISLAND WITH BREAKFAST-BAR SEATING, PANTRY STORAGE and an included STAINLESS APPLIANCE PACKAGE. There is also a gas line at the stove, ready whenever your cooking ambitions catch up. Outside, the 10' × 10' REAR DECK includes a BBQ gas line and overlooks the back lane and A 20' X 20' CONCRETE PARKING PAD READY TO BUILD ON . The basics are already handled. Move in and use them. Upstairs, the CENTRAL BONUS ROOM gives movie nights, gaming, homework or quiet time somewhere to land. All three bedrooms, the laundry and main bathroom are on the same level. The primary adds a WALK-IN CLOSET and ensuite with QUARTZ COUNTERS and DOUBLE SINKS — because sharing a bathroom should not require a strategy meeting. The unfinished basement adds future flexibility, with a SEPARATE SIDE ENTRY already in place. A tankless hot-water system, high-efficiency furnace and new-home warranty round out the behind-the-scenes value. Lanark puts parks,

playgrounds, pathways, schools and shopping close by, with easy routes through Airdrie and beyond. Brand new. Smartly finished. Available in approximately 30 days. Call your agent and book a private showing today! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.