



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

136 Highview Gate SE
Airdrie, Alberta

MLS # A2326156



\$600,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Nestled in the highly sought-after neighborhood of Lanark, this turnkey, beautifully updated two-storey home offers over 2,285 square feet of fully developed, modern living space. From the moment you approach, the charming covered front porch and landscaping create an undeniable curb appeal that sets a warm, inviting tone. Stepping inside, you are welcomed by an airy, open-concept main level adorned with rich, warm-toned luxury vinyl plank flooring and stylish contemporary finishes throughout. Sunlight floods the comfortable living space, which flows effortlessly into a chef-inspired kitchen. Designed for both daily family life and effortless entertaining, the kitchen boasts sleek quartz countertops, a generous central island with a breakfast bar, and an abundance of cabinetry complemented by a spacious pantry. Adjacent to the culinary space, the dining area offers peaceful views of the backyard and leads into a practical rear mudroom. A cleverly situated half-bath on this floor adds convenient accessibility for guests. The upper level serves as a quiet sanctuary. The primary suite stands out with its soothing atmosphere, spacious walk-in closet, and private four-piece ensuite bath. Two additional generous bedrooms, each equipped with ample closet space, share a full four-piece bath. Completing the top floor is a dedicated laundry room, taking the hassle out of daily routines. Downstairs, the fully finished basement significantly expands your living space, featuring an expansive recreation room, a fourth bedroom, and a four-piece bathroom—making it an ideal setup for a teenage retreat, long-term guests, or a dedicated home media room. Excellent practical elements continue here with two dedicated storage rooms and a large utility area. Out back, the sunny, west-facing yard is a private outdoor oasis. Featuring a relaxing patio area, a pristine lawn framed by

low-maintenance landscaping, and direct access to a double detached garage, it is built for easy afternoon lounging and summer gatherings. Beyond the home itself, the location provides an unmatched lifestyle. Residents enjoy direct access to regional multi-use trails, idyllic parks, playgrounds, greenspaces, and top-rated schools nearby. Commuters will love the swift access to Highway 2 and quick routes into downtown Calgary, alongside a rich assortment of local shopping and dining options right at their doorstep. Combining space with turn-key modern features including air conditioning, this exceptional property is ready for its next chapter - Book your Showing Today!