



GRASSROOTS
REALTY GROUP

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105 Highview Gate SE
Airdrie, Alberta

MLS # A2331990



\$550,000

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,499 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Solar Energy System

Looking for a stylish home with a solar energy system that lowers your electricity bills? This carefully maintained home offers more than just curb appeal. Inside, you'll find bright, comfortable spaces designed for the way people actually live. The main floor features a large living area, dining area, and a large kitchen equipped with modern appliances; and a pantry for all your storage needs. The upper level features a spacious primary suite, complete with a walk-in closet and full ensuite. Two additional bedrooms and a second full bath round out the top floor. Enjoy a fully fenced backyard and a detached double-car garage. The fully finished basement has its own side entrance, a full bath, and an extra bedroom, making it perfect for multi-generational living or income potential. Outside your door, you're connected to an outdoor skating rink, community gardens, playgrounds, sports fields, a bike pump track, and regional pathways. Schools, local shopping, and everyday amenities are all within easy reach, while convenient access to major routes keeps commuting simple and it's just 8mins away from Calgary! If you're looking for a home that combines modern efficiency with a great location, this one is well worth a closer look.