



GRASSROOTS
REALTY GROUP

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2084 Lancaster Heights SE
Airdrie, Alberta

MLS # A2334946



\$769,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,564 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	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:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	Spice Kitchen Electric Range, Spice Kitchen Hood Fan		

THIS HOUSE HAS A SPICE KITCHEN—AND THAT IS NOT EVEN THE BEST PART. The real win is what it unlocks: more cooking space, cleaner entertaining, fewer bottlenecks, and a main kitchen that can stay connected to the action while the serious work happens just off the pantry. Fully equipped with its own electric range, under-cabinet hood fan, sink, quartz counters and additional cabinetry, the SPICE KITCHEN is the kind of feature buyers circle back to after the showing because the value is immediate. Big family dinners. Batch cooking. Holiday prep. Stronger aromas kept contained. Two people cooking at once without staging a territorial dispute over the stove. Then come the unsung heroes. A MAIN-FLOOR BEDROOM AND FULL BATHROOM create real flexibility for guests, extended family, older children or anyone who would rather skip the stairs. Upstairs, the laundry room sits exactly where it should and connects to a WALK-IN LINEN CLOSET, with a sink rough-in already waiting. The secondary bedrooms each have walk-in closets, and the main bathroom adds a dual-sink vanity, which means fewer morning negotiations and far more room to stay organized. The UPPER BONUS ROOM brings another layer of personality with its VAULTED CEILING, while the main floor keeps the conversation moving between the kitchen, dining area, great room and deck. Behind the scenes, 9' basement foundation walls, enlarged egress windows, a SEPARATE SIDE ENTRANCE, SECOND LAUNDRY HOOKUP, and BAR/KITCHEN SINK ROUGH-IN have already done much of the thinking for future plans. Lanark Landing brings the lifestyle piece home with PONDS, PATHWAYS, PLAYGROUNDS, COMMUNITY GARDENS AND A PUMP TRACK, plus quick access to Kingsview Market and Highway 2. Book the showing. The best features here are

the ones the listing fields do not know how to brag about. Kitchen appliances are included, and will be installed prior to possession. Washer and dryer included on qualifying homes.