



GRASSROOTS
REALTY GROUP

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166 Lanark Gate SE
Airdrie, Alberta

MLS # A2340402



\$499,947

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,690 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 166 Lanark Gate, proudly built by Sterling Homes Calgary! This well-designed duplex offers the perfect blend of comfort, function, and flexibility. A main floor bedroom and full bath are ideal for guests, family, or a quiet office, while the vaulted bonus room gives everyone space for movie nights, play, or relaxing. The bright main floor features LVP, triple pane and added windows, quartz countertops with undermount sinks, and an electric fireplace with paint-grade mantel and tile below. Kitchen includes stainless steel appliances, chimney hood fan, built-in microwave, pendant lighting, pull-out waste bin, and gas line for future range. Enjoy a side entrance, 9' basement walls, rear landing with BBQ gas line, and a 3-piece ensuite with tiled fiberglass shower. 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, this home is 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 representative.