



GRASSROOTS
REALTY GROUP

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3037 Lanark Boulevard SE
Airdrie, Alberta

MLS # A2344339

\$499,900

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, Outside, Parking Pad		
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		

BRAND NEW, MOVE-IN READY, AND ALREADY CHECKING OFF THE THINGS MOST HOMES LEAVE FOR LATER. The fireplace wall is finished. The pocket office is built in. The side entry is already there. The rear deck is done. And the 20' x 20' CONCRETE PARKING PAD is waiting out back. That is a lot less "someday" and a lot more "already handled." Inside, 1,608 sq. ft. is laid out with purpose. The front living room gets instant personality from the ELECTRIC FIREPLACE FEATURE WALL, while the nearby POCKET OFFICE gives laptops, paperwork and life admin a dedicated home without sacrificing a bedroom. At the rear, the kitchen delivers QUARTZ COUNTERS, a CENTRAL ISLAND WITH BREAKFAST-BAR SEATING, pantry storage and an INCLUDED STAINLESS APPLIANCE PACKAGE. A gas line at the stove is already in place, and the 10' x 10' REAR DECK adds a BBQ gas line and overlooks the back lane and future-garage-ready parking pad. Upstairs, the CENTRAL BONUS ROOM gives everyone another place to land. All three bedrooms, the laundry and main bathroom stay together on one level, while the primary adds a WALK-IN CLOSET and ensuite with QUARTZ COUNTERS and DOUBLE SINKS — because morning diplomacy has its limits. The unfinished basement keeps your options open and already includes a SEPARATE SIDE ENTRY. Add a tankless hot-water system, high-efficiency furnace and new-home warranty, and the behind-the-scenes details are covered too. Lanark puts parks, playgrounds, pathways, schools and shopping close by. BRAND NEW. COMPLETE. MOVE-IN READY. Come see it before someone else starts planning their garage. • 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.