



GRASSROOTS
REALTY GROUP

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2320 Lancaster Heights SE
Airdrie, Alberta

MLS # A2347254

\$519,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Paved, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

North Facing | Steps to Park, Bike Pump Track & Seasonal Outdoor Rink | 1 Block to Future School | Lanark Landing | Lane Home | Rear Parking Pad | Alley Access | Front Porch | 1,571.59 SqFt | 3 Bedrooms | 2.5 Bathrooms | Open Floor Plan | Central Kitchen | Granite Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Abundant Natural Light | Open Area Main Level Office | 3 Upper Level Bedrooms | 2 Full Bathrooms | Primary with Walk-in Closet & Private Ensuite | Sizeable Bedrooms | Unfinished Basement | Separate Side Entry | Great Backyard | Concrete Parking Pad. Welcome home to this beautifully maintained 2-storey lane home offering 1,571.59 SqFt of functional living space in the growing community of Lanark Landing. Ideally positioned just steps from a park, community pump track & seasonal outdoor skating rink, with a future school only 1 block away, this home offers an incredible location for families. Step inside from the welcoming front porch into a bright foyer leading to the open main level. The central kitchen is finished with granite countertops, stainless steel appliances, ample cabinetry & a generous island with barstool seating, creating an effortless space for everyday family living & entertaining. Large windows fill the main level with abundant natural light while the dedicated office provides the perfect space for working from home or managing homework. The dining & living rooms flow seamlessly together, creating a comfortable gathering space for the family. A convenient 2pc bathroom completes the main level. Upstairs holds 3 spacious bedrooms & 2 full bathrooms. The primary retreat features a great walk-in closet & private ensuite bath, while bedrooms 2 & 3 are both generously sized & share the main 4pc bathroom. Downstairs, the unfinished basement provides excellent future potential with a separate side entry,

allowing you to create additional living space, a home gym or recreation room to suit your needs. Outside, enjoy the great backyard, rear concrete parking pad & alley access. Lanark Landing offers an active outdoor lifestyle with extensive pathways connecting parks, playgrounds, ponds & regional trails, while nearby Kingsview Market provides shopping, restaurants & everyday amenities. With convenient access to the 40th Avenue interchange, commuting throughout Airdrie & to Calgary is easy. Hurry & book your showing today!