



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3642 Lariat Way SE
Airdrie, Alberta

MLS # A2350683



\$585,245

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,937 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Gas line for future gas range		

This beautiful spec home was designed for flexible family living with side entrance, rear deck with privacy wall and BBQ gas line rough-in, plus a main floor bedroom and full bath—perfect for guests, grandparents, or a quiet office. Enjoy LVP throughout the main, quartz countertops with undermount sinks, paint-grade railing with iron spindles, and a cozy electric fireplace with paint-grade mantel. The kitchen features stainless steel appliances, chimney hood fan, built-in microwave, gas line for future range, and walk-in pantry with French door. Upstairs, the 4-piece ensuite offers a fiberglass shower and handy vanity drawers. A warm, functional home ready for everyday comfort. 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 s. 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 representative.