



THE
A-TEAM

**RE/MAX
FIRST**

2304 LANCASTER Heights, Airdrie T4B 3H1

MLS®#: **A2153959**

Area: **Lanark**

Listing Date: **08/01/24**

List Price: **\$659,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,078 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,691**
Low Sqft:
Ttl Sqft: **1,691**

DOM

48
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Basketball Court,BBQ gas line,Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
Int Feat: **Ceiling Fan(s),Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Smart Home,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|-------|----------------|
| 4pc Bathroom | Main | 4`11" x 8`1" |
| Dining Room | Main | 6`6" x 10`5" |
| Kitchen | Main | 11`3" x 10`9" |
| 4pc Bathroom | Upper | 8`6" x 4`11" |
| Bedroom | Upper | 10`3" x 8`11" |
| Family Room | Upper | 12`11" x 10`8" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Bedroom | Main | 8`10" x 11`1" |
| Foyer | Main | 7`4" x 7`6" |
| Living Room | Main | 14`8" x 22`2" |
| 4pc Ensuite bath | Upper | 7`8" x 9`5" |
| Bedroom | Upper | 8`6" x 12`6" |
| Bedroom - Primary | Upper | 11`0" x 11`6" |

Title: **Fee Simple**
Legal Desc: **2211631**

Zoning: **R1-L**

Remarks

Pub Rmks: **CHECK OUT THE VIDEO TOUR**Nestled in the vibrant and family-oriented Lanark Landing, this immaculate new-build WALKOUT home is a perfect find for first-time buyers, growing families, and savvy investors. Featuring a thoughtfully designed layout with four well-appointed bedrooms and three modern bathrooms, this residence meets all the demands of contemporary living. The heart of the home is a fully upgraded kitchen, a chef's delight with ceiling-height cabinets, a stunning waterfall island, sleek quartz countertops, and premium appliances, including a slide-in gas range and a French door fridge with an ice/water dispenser. The main level also offers the added convenience of a bedroom and full bath—ideal for parents, guests, or those who prefer one-level living. Upstairs, a spacious bonus room is flanked by three additional bedrooms, including a master suite with a ceiling fan and a luxurious ensuite bath. The large walkout basement, bathed in natural light from oversized windows, awaits your personal touch with its separate entrance. Outside, enjoy a sun-drenched deck with a gas line for al fresco dining and entertaining, plus a sizeable 2-car concrete parking pad. Front landscaping will be completed by the developer, ensuring picturesque curb appeal. The location is unbeatable, with an array of local amenities at your doorstep—from walking pathways and sports fields to shopping and dining. Easy access to Highway 2 makes commuting effortless. Enjoy the community perks, including a pump track, skating rink, playgrounds, and schools, all within reach. With a 10-minute drive to CrossIron Mills and a 16-minute commute to the airport, convenience is key. Experience the lifestyle you've been dreaming of in this exceptional Lanark Landing home.**

Inclusions: **none**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









