



THE
A-TEAM

**RE/MAX
FIRST**

149 HIGHVIEW Gate, Airdrie T4A 3L6

MLS® #: **A2203556**

Area: **Lanark**

Listing Date: **03/26/25**

List Price: **\$579,800**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,519

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,519

Lot Information

Lot Sz Ar:

2,639 sqft

Lot Shape:

DOM

20

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat:

Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 12`9"	Living Room	Main	13`7" x 12`4"
Dining Room	Main	12`10" x 9`11"	Mud Room	Main	5`5" x 4`4"
2pc Bathroom	Main	5`2" x 5`2"	Bedroom	Upper	12`3" x 10`7"
4pc Ensuite bath	Upper	7`11" x 4`11"	Walk-In Closet	Upper	7`11" x 6`10"
Bedroom - Primary	Upper	14`4" x 13`0"	3pc Ensuite bath	Upper	4`11" x 9`2"
Walk-In Closet	Upper	12`3" x 5`7"	Laundry	Upper	9`2" x 6`5"
Game Room	Basement	23`8" x 18`0"	Furnace/Utility Room	Basement	18`0" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

1911964

Remarks

Pub Rmks: **Discover this stunning Avi-built Alexander model - a perfect blend of style, comfort, and convenience! This fully finished and landscaped home offers spacious double master bedrooms with ensuites, a sunny west-facing backyard, and a double detached garage — all packed with thoughtful details that make life easy and enjoyable. The main floor's airy vibe is enhanced by 9' ceilings and upgraded vinyl plank flooring, giving the space a modern yet inviting feel. The standout kitchen boasts quartz countertops, ample counter and cabinet space, and a sleek gas stove that's ready for your culinary creations. The designer color palette ties everything together beautifully, while the dining area and cozy living room (featuring a stylish electric fireplace) are ideal for everything from lively gatherings to quiet nights in. A convenient built-in storage locker by the back door keeps shoes, coats, and gear organized and out of sight. Upstairs, the primary retreat is your personal oasis with a spacious walk-in closet, a stunning 3-piece ensuite with an oversized shower, and its own electric fireplace for added warmth and ambiance. The secondary retreat includes its own 4-piece ensuite and a second large walk-in closet, making it perfect for guests, teens, or a private office space. The massive upper-level laundry room with shelving provides ample space for organization and storage. The finished basement is a fantastic bonus - ideal for movie nights, gaming, or just relaxing with friends and family. A large storage room ensures everything has its place. Step outside to your low-maintenance yard, where you'll find a nice-sized deck perfect for summer evenings or morning coffee. The lush turf means no mowing, and sleek trim lighting adds the perfect touch of charm. The double detached garage offers ample room for vehicles, bikes, and tools. This gem is nestled in a vibrant community, just steps from serene ponds and walking paths - ideal for peaceful strolls or energetic jogs. With schools and amenities nearby, plus quick access to 40th Avenue, you're only minutes from Costco and Cross Iron Mills. This home has it all - comfort, style, and a prime location - the perfect place to start your next chapter!**

Inclusions: **Shark Vacuum Laundry Room, 2 TV Mounts, Electric Fireplace in Bedroom**

Property Listed By: **Real Broker**

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











