



THE
A-TEAM

**RE/MAX
FIRST**

120 HIGHVIEW Gate, Airdrie T4A 3L6

MLS® #: **A2203942**

Area: **Lanark**

Listing Date: **03/20/25**

List Price: **\$674,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,076 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,743**

Low Sqft:

Ttl Sqft: **1,743**

DOM

26

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Paved**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground**

Construction:
**Cement Fiber Board,Manufactured Floor
Joist,Mixed,Vinyl Siding**

Flooring:
Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Title: Fee Simple		Zoning: R2			
Legal Desc:	1911964				Remarks

Pub Rmks:

Welcome to Lanark - A Family-Friendly Community! Discover this immaculate, fully developed home in the heart of Lanark, a vibrant neighbourhood with parks, playgrounds, and easy access to schools, shopping, and amenities. This beautifully maintained property features a spacious main floor, complete with a den, a bright and airy family room, and a well-appointed kitchen with ample cabinetry and a pantry, generous counter space, and large windows that flood the space with natural light. The handy back entrance leads to a stamped concrete patio with a gas line—perfect for summer BBQs and outdoor entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a full ensuite, a second 4-piece bathroom, a convenient laundry room, and a cozy bonus room for additional living space. The professionally developed basement offers an illegal 1-bedroom suite, perfect for extended family or as a potential revenue stream. It features a full kitchen, a spacious bedroom, a full bathroom, and extra storage space. Additional highlights include a double garage with a gas line, roughed-in for a heater, and several nearby playgrounds. Shopping is also nearby, making daily errands a breeze. This stunning home is a must-see—book your viewing today! All Appliances in the Basement Suite are also included.

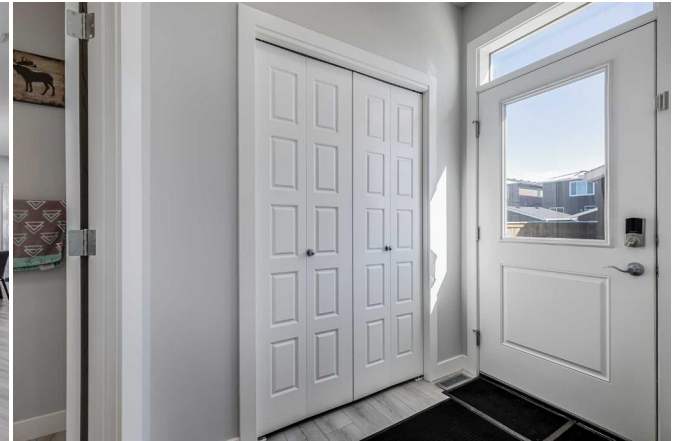
Inclusions:

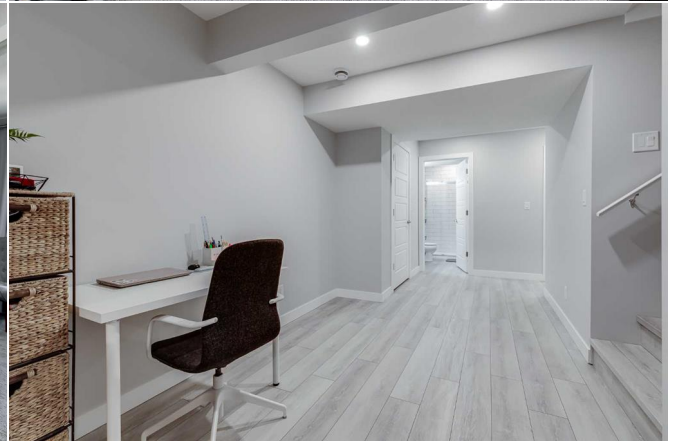
Property Listed By:

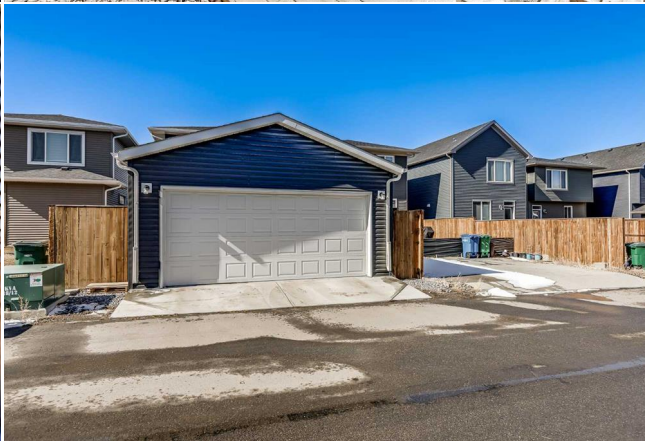
Real Broker

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









TOTAL: 2199 sq. ft.
 BELOW GROUND: 637 sq. ft. FLOOR 2: 789 sq. ft. FLOOR 3: 815 sq. ft.
 EXCLUDED AREAS: ELECTRICAL ROOM: 60 sq. ft.
 Floor Plan Created By: Lighthouse App. Measurements Deemed Highly Accurate But Not Guaranteed.



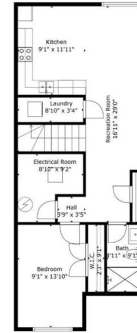
TOTAL: 2199 sq. ft.
BELOW GROUND: 625 sq. ft. FLOOR 2: 739 sq. ft. FLOOR 3: 815 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 65 sq. ft.

Floor Plan Created By: Colson App. Measurements Deemed Rightly Reliable But Not Guaranteed.



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Floor 1



Floor 2



Floor 3

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