

# \$485,000 - 1035 Lanark Boulevard Se, Airdrie

MLS® #A2244730

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

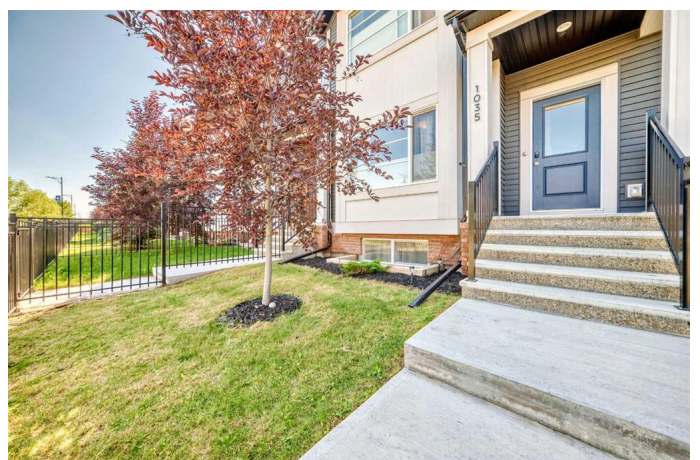
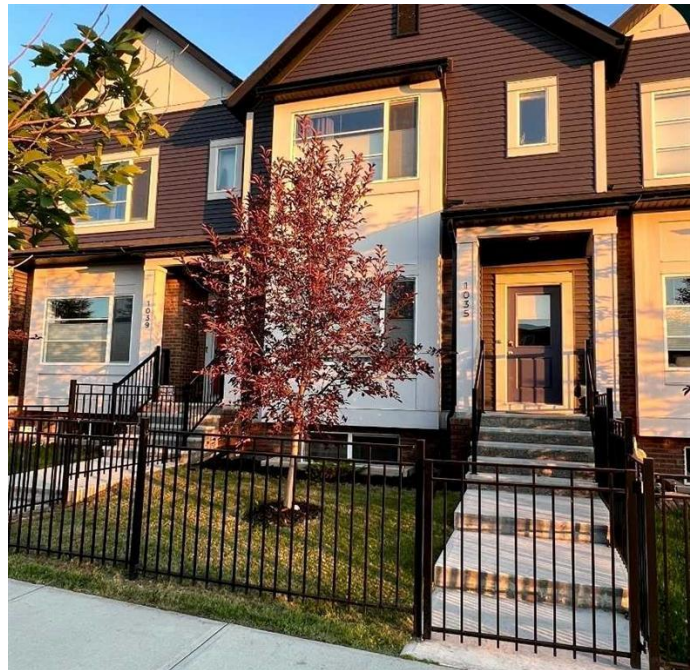
Residential on 0.05 Acres

Lanark, Airdrie, Alberta

Welcome home! This beautifully Maintained 3 bedroom, 2.5 Bathroom home is conveniently located in Airdrie's easily accessible South East community of Lanark just one block west of the Lanark Landing Pump Track and the Lanark community Gardens and one block east of Kings Heights outdoor hockey rink and soccer field with quick Access to 40th ave and highway 2. Beautifully designed with functionality in mind. Built by Airdrie's local long standing multiple award winning McKee Homes this one will impress with its Bright open floor plan including a wonderful bright inviting living room leading to the modern style kitchen featuring beautiful cabinetry with generous cabinet space complimented by Stainless steel appliances, a large pantry, a dining area and a half bath leading out to the private wood fenced backyard and detached double garage. Upstairs you will find 2 bedrooms, a 4 piece bathroom and the large primary with its own private 4 piece ensuite and walk-in closet. The basement is open and unspoiled and ready for your future development plan with rough-in plumbing for a future bathroom . Close to schools, parks, shopping, dining and recreational facility, You won't want to miss out on this one! Schedule your viewing appointment today.

Built in 2020

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244730      |
| Price          | \$485,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.05          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1035 Lanark Boulevard Se |
| Subdivision | Lanark                   |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A3L6                   |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | None                                                                                   |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear Drive, See Remarks |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 20              |
| Zoning         | R2-T            |
| HOA Fees       | 137             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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