

1163 Lanark Boulevard SE
Airdrie, Alberta

MLS # A2223701



\$489,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Lanark | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,254 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | See Remarks, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: N/A

Discover this stunning 2023-built townhome offering modern design, NO CONDO FEES, the newly built property features modern design elements like 9ft ceilings and hardwood floors on the main level, creating a spacious and elegant feel. The kitchen, with its quartz countertops and upgraded stainless steel appliances, is perfect for cooking and entertaining. The main level's layout, including a separate dining room and convenient 2-piece powder room, offers both functionality and comfort. Upstairs, the primary bedroom with its walk-in closet and ensuite bathroom creates a peaceful retreat, while two additional large bedrooms and a full bathroom provide ample space for guests, family, or hobbies. Outside, the deck and soon-to-be landscaped and fenced backyard offer a great outdoor living area. The double detached garage is an added bonus for parking and storage. With no condo fees, this home is a great option for those seeking a blend of style, convenience, and value. Move-in ready—don't miss out on this incredible opportunity!