

**1187 Lanark Boulevard SE**  
**Airdrie, Alberta**

**MLS # A2229190**



**\$484,900**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Garage remote(s)

**BEAUTIFUL 3 BEDROOM TOWNHOME IN LANARK SE | NO CONDO FEES | DOUBLE CAR GARAGE | FRONTING COMMUNITY GARDEN** Welcome to this stunning and functional 3 bedroom, 2.5 bathroom townhome located in the community of Lanark SE, Airdrie. This home offers exceptional value with no condo fees and a Double Detached Garage, perfect for growing families or first-time buyers. The main floor features luxury vinyl plank flooring throughout and a spacious living room filled with natural light from the large front window. The modern kitchen is equipped with stylish dual-tone cabinetry, quartz countertops, a pantry, and ample prep space. The adjoining dining room is spacious, convenient powder room, and mudroom with access to the rear deck complete this level. Upstairs, you'll find a well-laid-out upper level with a primary bedroom that includes a walk-in closet and a private 3-piece ensuite with standing shower. Two additional generously sized bedrooms share access to a full 4-piece bathroom, offering comfort and space for the whole family. The unfinished basement provides a laundry area and is ready for your personal touch. perfect for future development or extra storage. Outside, enjoy a low-maintenance backyard with a deck, chain-link fence, and the rare bonus of facing a beautiful community garden.