

**146 Highview Gate SE**  
**Airdrie, Alberta**

**MLS # A2309404**



**\$520,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Solar Tube(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*OPEN HOUSE: Saturday, May 9th 12:00 - 4:00 PM\*\*\* Life in Lanark Landing begins with a thoughtfully designed bungalow that blends modern comfort, stylish finishes and everyday practicality in a setting surrounded by parks, pathways and growing amenities. Beautiful architecture, low-maintenance landscaping and welcoming curb appeal create a polished first impression while the like-new condition reflects the meticulous care this home has received since being built in 2022. Soaring 10' ceilings and luxury vinyl plank flooring add an airy feel throughout the open-concept layout, creating a bright and comfortable atmosphere for both daily living and entertaining while central air conditioning keeps you comfortable in any season. Natural light pours into the living room thanks to the sun tunnel, giving the space a warm and inviting feel whether hosting guests or enjoying a quiet evening at home. Anchoring the main living area, the dining space connects seamlessly to the kitchen for effortless flow during family meals and gatherings. Thoughtful upgrades elevate the chef-inspired kitchen, including WIFI-enabled stainless steel appliances, quartz countertops, white shaker cabinetry and a peninsula breakfast bar that encourages casual conversation over coffee or quick weekday meals. Rest and recharge in the primary bedroom featuring a large walk-in closet and a stylish 4-piece ensuite finished with quartz countertops and a custom glass shower. Privacy between sleeping quarters enhances functionality, with the second bedroom positioned on the opposite side of the home beside another full 4-piece bathroom and a conveniently located laundry room. Built-in bench seating in the mudroom creates an organized transition space before stepping outside to the fully fenced backyard where kids and pets have room to play on the grassy lawn. Extra flexibility

continues with the insulated and drywalled garage featuring WIFI-enabled controls along with a concrete pad that can accommodate RV parking. Downstairs, the unfinished basement opens the door to over 1,020 sq ft of future development space complete with 3 large windows and a bathroom rough-in already in place. Walking paths, skating rinks, basketball courts, parks, a pump track, community garden, a new school and Kingsview Market are all close by while the new 40th Avenue overpass creates an easy connection for commuters.