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GRASSROOTS REALTY GROUP

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2159 Lancaster Heights SE Airdrie, Alberta

MLS # A2348745



$699,842

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

This beautiful home was designed with the upgrades families love, including a side entrance, 9' basement ceiling, added windows, rear deck with BBQ gas line, LVP throughout the main, quartz countertops with undermount sinks, and paint-grade railing with iron spindles. The bright great room centers around an electric fireplace with floor-to-ceiling tile and mantel—perfect for cozy evenings. The executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, island pendants, and walk-through pantry with French doors for effortless meal prep. Upstairs, the vaulted bonus room is ideal for movies, play, or homework. The 5-piece ensuite offers a soaker tub, tiled fiberglass shower, vanity drawers, and tile flooring in upper baths. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub Photos are representative.

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