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GRASSROOTS REALTY GROUP

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2096 Lancaster Heights SE Airdrie, Alberta

MLS # A2352571

$720,018

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

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

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

Inclusions: N/A

Secure an early opportunity in Lanark with the Denali 7, a beautifully planned front attached garage home offering 2,329 sq. ft., 5 beds & 3 full baths. This pre-construction home is designed with flexibility in mind, featuring a convenient main floor bedroom & full bath, side entrance, 9' basement ceilings & additional windows that enhance the bright, open feel. The inviting kitchen offers everyday style with stainless steel appliances, chimney hoodfan, electric range, built-in microwave appliance tower, walk-in pantry, Silgranit sink, pendant lights & a central island with eating ledge. Upstairs, the vaulted bonus room creates an airy space to relax, while the primary bedroom includes a WIC & 5-piece ensuite with fiberglass shower. Paint grade railing with iron spindles adds a refined finishing touch. 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. : Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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 a representative.

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