

# \$506,999 - 1163 Lanark Boulevard Se, Airdrie

MLS® #A2196568

**\$506,999**

3 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

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!

Built in 2023

## Essential Information

MLS® # A2196568

Price \$506,999



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1163 Lanark Boulevard Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Washer/Dryer Stacked, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, Electric Water Heater, Humidifier, Microwave Hood Fan
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Humidity Control, Hot Water
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	64
Zoning	R2-T
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Creekside Realty
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