

# \$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 |
|-------------------|--------|

|                 |                     |
|-----------------|---------------------|
| 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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