

# \$819,900 - 2321 Lancaster Heights Se, Airdrie

MLS® #A2218206

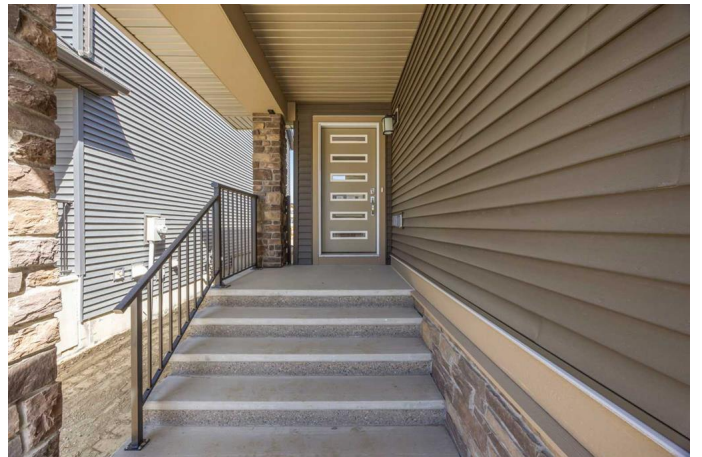
**\$819,900**

3 Bedroom, 3.00 Bathroom, 2,460 sqft

Residential on 0.09 Acres

Lanark, Airdrie, Alberta

Welcome to brand new, beautifully designed, 2-storey home nestled in the thriving community of Lanark Landing in Airdrie! Boasting 2,459 square feet of functional and stylish living space, this property offers a perfect blend of comfort, space, and convenience for modern family living. The main floor features a private office and den, ideal for remote work or study, while the spacious open-concept layout seamlessly connects the living, dining, and gourmet kitchen. Upstairs, find 3 generous sized bedrooms, including a luxurious primary suite, a bonus room, and convenient upper-floor laundry. Downstairs, the undeveloped basement offers endless possibilities for future development—whether you envision a home theatre, gym, or extra living space. Additional features include: a walking distance to parks, green space, and pathways. Have a convenience of a short drive to CrossIron Mills Mall, Costco and many other amenities. Step outside to enjoy some outdoor activities at Kings Heights outdoor rink, pump track, and community garden. This stunning home also comes with a peace of mind with having a New Home Warranty and features a back alley access for added flexibility. Whether you're raising a family, working from home, or simply looking for more space to live and grow, this property is ready to welcome you home. Please note that some photos are digitally altered. Schedule your showing today to truly appreciate what this stunning home has to



offer! MLS# A2218206

Built in 2024

**Essential Information**

MLS® #	A2218206
Price	\$819,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,460
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2321 Lancaster Heights Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Plug-In
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Irregular Lot, Level, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	70
Zoning	R1-U
HOA Fees	137
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Brilliant Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.