

\$569,900 - 2312 Lancaster Heights Se, Airdrie

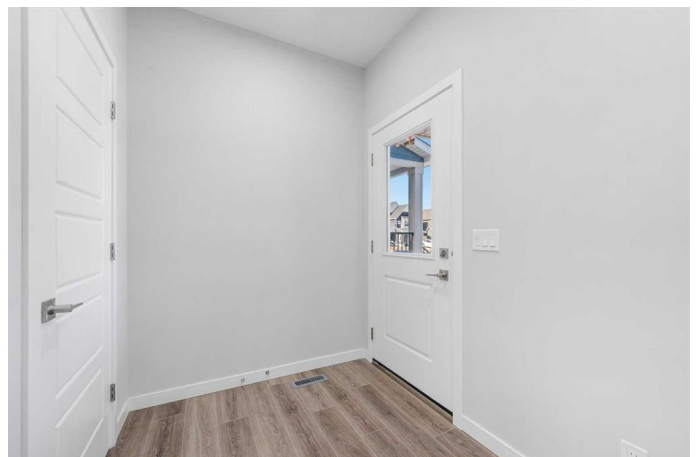
MLS® #A2207498

\$569,900

3 Bedroom, 3.00 Bathroom, 1,558 sqft
Residential on 0.07 Acres

Lanark, Airdrie, Alberta

CONVENTIONAL LOT | SEPARATE
ENTERANCE | CONCRETE PAD | Gorgeous
Family Home | 1,558 Sq. Ft. | Main Level
Office | Open Floor Plan | Stainless Steel
Appliances | Granite Countertops | High
Ceilings | Large Centre Island with Barstool
Seating | Pantry | Recessed Lighting | Wide
Plank Flooring | Copious Natural Light | 3
Upper-Level Bedrooms | Plush Carpet Flooring
| 2.5 Bathrooms | Walk-in Laundry Room |
Linen Storage | Separate Entry to Basement |
Backyard | Rear Parking Pad | Incredible
Location | Steps Away from the Lanark
Landing Skating Rink, Pump Track &
Community Garden. Welcome home to a
community that has everything you've
dreamed of for your family! Nestled in the
heart of Lanark Landing, 2312 Lancaster
Landing is surrounded by parks, playgrounds
and amenities for all ages! Your home has a
gorgeous curb appeal with a smooth grey and
white vinyl siding and crisp white trim paired
with a covered front porch and concrete
walkway up to your front door. Step inside to a
foyer with high ceilings, wide plank flooring
and a closet for an organized space. The main
level home office is ideal for productivity or
additional relaxation space. The open floor
plan provides you with a seamless flow
throughout the living and dining areas. The
kitchen is outfitted with granite countertops,
stainless steel appliances, ample cabinetry
and a pantry for dry goods storage. The centre
island with barstool seating is a great space to



socialize while you cook or to enjoy small meals. Large windows invite natural light, highlighting the home's bright and airy atmosphere. At the rear of the home you'll find a mud room with plenty of space for a hutch or shelving for coats! The mud room has a door to the back yard giving easy access to your rear parking pad. The main level is complete with a 2pc powder room. Upstairs, you'll find three generously sized bedrooms, each designed for ultimate comfort. The plush carpet flooring enhances the cozy feel, while the two luxurious four-piece bathrooms provide ample space and modern finishes. The primary bedroom is partnered with a walk-in closet to hold every season's items! The upper level laundry is a bonus here as its close to all the bedrooms. The laundry room is outfitted with wire shelving for linen storage. Downstairs, the unfinished basement has a separate side entry granting you endless opportunities for this space to grow. Outside the backyard is a blank space which allows you to choose a dedicated outdoor dining or lawn space. Don't forget about all the amenities nearby! The skating rink, scooter/roller pump park, soccer field, community garden, walking paths are parks. This home is a perfect combination of functionality and elegance, offering everything you need for everyday living and entertaining. Don't miss your chance to make it yours! Book your showing today!

Built in 2023

Essential Information

| | |
|------------|-----------|
| MLS® # | A2207498 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 1,558 |
| Acres | 0.07 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2312 Lancaster Heights Se |
| Subdivision | Lanark |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 3P3 |

Amenities

| | |
|----------------|-------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Street |

| | |
|--------------|--------------------------|
| | Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 12 |
| Zoning | R1-L |
| HOA Fees | 130 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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