

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

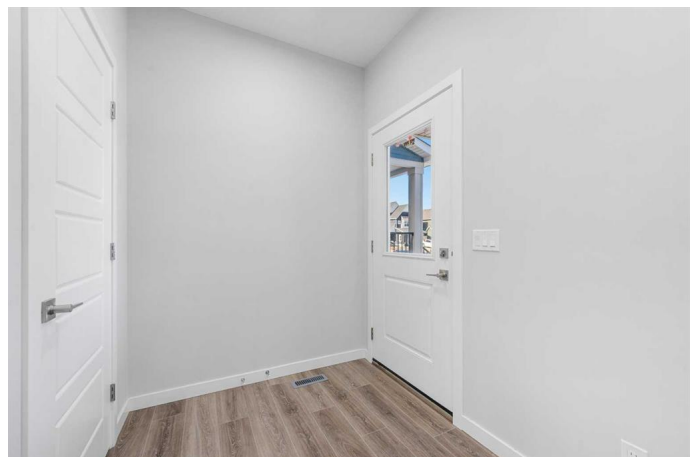
MLS® #A2207498

**\$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	21
Zoning	R1-L
HOA Fees	130
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Crown
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