

# \$674,900 - 120 Highview Gate Se, Airdrie

MLS® #A2203942

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.07 Acres

Lanark, Airdrie, Alberta

Welcome to Lanark – A Family-Friendly Community! Discover this immaculate, fully developed home in the heart of Lanark, a vibrant neighbourhood with parks, playgrounds, and easy access to schools, shopping, and amenities. This beautifully maintained property features a spacious main floor, complete with a den, a bright and airy family room, and a well-appointed kitchen with ample cabinetry and a pantry, generous counter space, and large windows that flood the space with natural light. The handy back entrance leads to a stamped concrete patio with a gas line – perfect for summer BBQs and outdoor entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a full ensuite, a second 4-piece bathroom, a convenient laundry room, and a cozy bonus room for additional living space. The professionally developed basement offers an illegal 1-bedroom suite, perfect for extended family or as a potential revenue stream. It features a full kitchen, a spacious bedroom, a full bathroom, and extra storage space. Additional highlights include a double garage with a gas line, roughed-in for a heater, and several nearby playgrounds. Shopping is also nearby, making daily errands a breeze. This stunning home is a must-see – book your viewing today!

Built in 2022



## Essential Information

MLS® #	A2203942
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	120 Highview Gate Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3L6

## Amenities

Amenities	Community Gardens, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Manufactured Floor Joist, Mixed, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	41
Zoning	R2
HOA Fees	130
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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