

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

MLS® #A2218206

**\$819,900**

3 Bedroom, 3.00 Bathroom, 2,460 sqft

Residential on 0.09 Acres

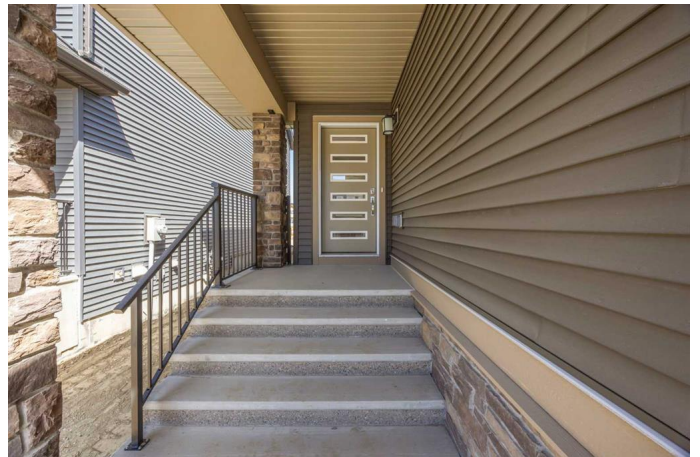
Lanark, Airdrie, Alberta

Discover Small-City Comfort in community of Lanark Landing, AIRDRIE!

Experience peaceful living with urban convenience just minutes away! Step into luxury, sustainability, and smart functionality with this stunning brand new Andre model by Avi Homes. Discover 2,459 sq. ft. of thoughtfully designed living space, this 3-bedroom, 3.5-bathroom single-family home offers modern comfort for the entire family. 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 areas. Upstairs, discover generous sized bedrooms, including a luxurious primary suite. The undeveloped basement offers endless possibilities for future development—whether you envision a home theatre, gym, or income suite (subject to city approvals).

Additional features include: Walking distance to schools, parks, and pathways, just minutes from CrossIron Mills Mall, Costco and other amenities. Have some outdoor activities at Kings Heights outdoor rink, pump track, and community garden. This stunning home comes with a peace of mind with having a New Home Warranty. Also, enjoy back alley access for added flexibility.

This home blends family-friendly living with unmatched convenience, making it the perfect place to grow and thrive. Don't miss your opportunity to call this exceptional property



home! Please note that some photos are digitally altered. Schedule a showing today!

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)
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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	1
Zoning	R1-U
HOA Fees	137
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Brilliant Realty
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