\$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 seemless 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 3

Zoning R1-L

HOA Fees 130

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Crown

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