

# \$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 | 40               |
| Zoning         | R2               |
| HOA Fees       | 130              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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