

\$600,000 - 169 Highview Gate Se, Airdrie

MLS® #A2118487

\$600,000

4 Bedroom, 4.00 Bathroom, 1,351 sqft

Residential on 0.14 Acres

Lanark, Airdrie, Alberta

***OPEN HOUSE SUNDAY, MARCH 31 11:00 AM - 1:00 PM *** Gorgeous former showhome on a corner lot bursting with upgrades! This like-new home has it all – central air-conditioning, high-end finishes, a triple car garage plus additional parking for 3 more vehicles or an RV and a convenient separate entrance to the finished basement. The expansive wrap-around deck greets guests and encourages peaceful morning coffees watching the sun come up. The impressive interior is filled with an abundance of natural light highlighting the upscale design elements. Sit back and unwind in front of the 3-sided fireplace in the welcoming living room. The other side of the fireplace creates a casually elegant atmosphere in the adjacent dining room. Culinary creativity is inspired in the stunning kitchen featuring granite countertops, stainless steel appliances, a gas stove, full-height cabinetry and a waterfall edge peninsula island with seating. A privately tucked away powder room completes the level. Retreat at the end of the day to the calmness of the primary bedroom on the upper level. A true owner's sanctuary thanks to the large walk-in closet and private ensuite. 2 additional bedrooms, another full bathroom, clever built-ins and laundry (no more hauling loads up and down the stairs!) are all also on this level. The basement is fully finished in the same designer style as the rest of the home. A separate entrance adds versatility to the large space for a future illegal suite or for adding



privacy to a multi-generational lifestyle. There is potential for a kitchenette or wet bar. This level is home to an inviting rec room, a 4th bedroom and another full bathroom. Dual climate control adds to your comfort. The massive lot allows for a large backyard that is landscaped and equipped with an underground sprinkler system freeing up your time to relax on the deck soaking up the sunny west exposure nestled behind the triple car garage with loads of extra parking to the side. Phenomenally located across from the community rink and open field with easy access to 40th Avenue when you do need to leave the neighbourhood. This young and vibrant new community has an extensive pathway system that winds along past ponds, picnic areas, parks and playgrounds. Enjoy the quick access to Deerfoot, Stoney Trail, Cross Iron Mills Mall, Costco and the Airport plus the numerous and diverse amenities that Airdrie is known for. Truly an outstanding location for this stunning, move-in ready home!

Built in 2019

Essential Information

MLS® #	A2118487
Price	\$600,000
Sold Price	\$605,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,351
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	169 Highview Gate Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3L6

Amenities

Parking Spaces	6
Parking	Additional Parking, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 15th, 2024
Days on Market	18
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office First Place Realty

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