

# \$525,000 - 1139 Lanark Boulevard Se, Airdrie

MLS® #A2196138

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

Welcome Home! This beautifully maintained three-bedroom, three-bathroom home offers the perfect blend of modern style, functional design, and affordable comfort. Ideally situated across from a scenic park, it provides a peaceful setting and an excellent space to raise a family. The open-concept main floor boasts a bright front living room, where a large picture window frames stunning park views and a cozy gas fireplace adds warmth and charm. The adjacent kitchen is the heart of the home, designed with both style and practicality in mind. Featuring sleek quartz countertops, stainless steel appliances, abundant cabinetry, and a dedicated coffee station, it provides the perfect balance of elegance and efficiency. The spacious dining area offers seamless access to the backyard through a patio door, making outdoor entertaining effortless. Step outside to a fully fenced, low-maintenance yard—your own private outdoor retreat. Built-in lighting upgrades enhance the ambiance, while the deck provides the ideal space to relax, dine, or entertain guests. Elegant hardwood flooring flows throughout the main level, while plush carpeting in the bedrooms ensures warmth and comfort. Large windows flood the home with natural light, creating a bright and inviting atmosphere. Upstairs, the three generously sized bedrooms offer a retreat-like feel. The primary suite is a true sanctuary, complete with a private ensuite and a walk-in closet. The unspoiled basement is ready for your future vision, whether it's



a home gym, media room, or additional living space. A double-car garage completes this turn-key, move-in-ready home. Located in the desirable community of Lanark, in the southern end of Airdrie, this property offers quick access to Highway 2 and a wealth of nearby amenities, including schools, shopping, dining, and recreational facilities. With its inviting atmosphere, prime location, and stunning design, this is a home youâ€™ll love to call your own. Donâ€™t miss outâ€”schedule a showing with your favourite Realtor today!

Built in 2022

**Essential Information**

MLS® #	A2196138
Price	\$525,000
Sold Price	\$517,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

**Community Information**

Address	1139 Lanark Boulevard Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A3M9

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

## Interior

Interior Features	Kitchen Island, Quartz Counters, Vinyl Windows, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Date Sold	February 27th, 2025
Days on Market	6
Zoning	R2-T
HOA Fees	136.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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