

# \$569,900 - 2312 Lancaster Heights Se, Airdrie

MLS® #A2207498

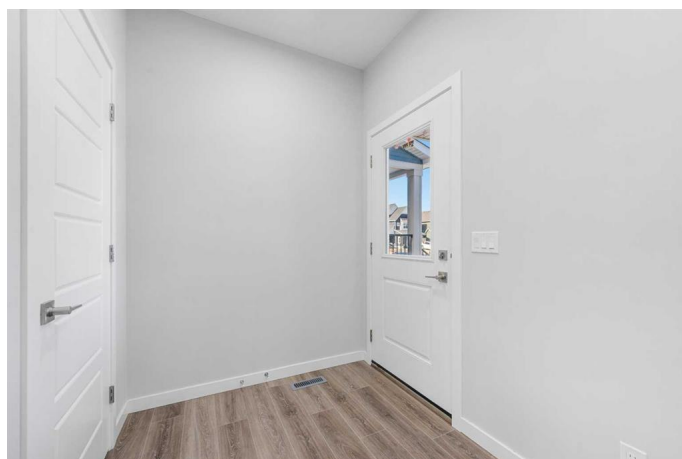
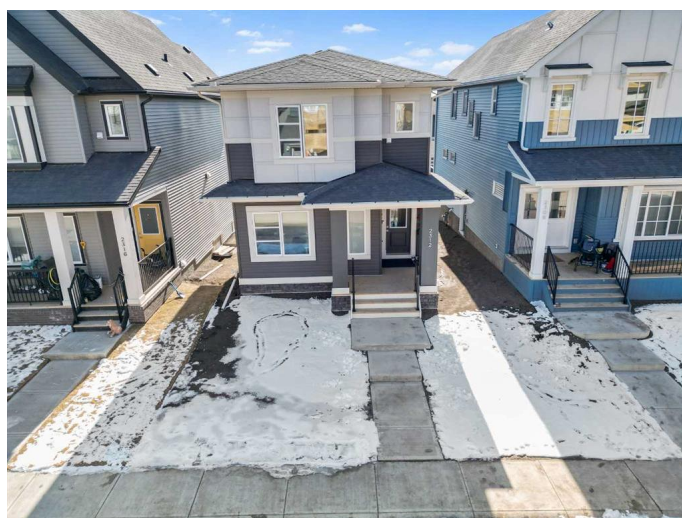
**\$569,900**

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 seamless 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 |
| Sold Price | \$565,000 |
| 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         | Sold        |

### 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 | No Smoking Home, High Ceilings, Kitchen Island, No Animal 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          | Separate/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    | Wood Frame, Vinyl Siding                                                    |
| Foundation      | Poured Concrete                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 1st, 2025  |
| Date Sold      | April 24th, 2025 |
| Days on Market | 23               |
| Zoning         | R1-L             |
| HOA Fees       | 130.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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