

# \$489,000 - 1163 Lanark Boulevard Se, Airdrie

MLS® #A2223701

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

Discover this stunning 2023-built townhome offering modern design, NO CONDO FEES, the newly built property features modern design elements like 9ft ceilings and hardwood floors on the main level, creating a spacious and elegant feel. The kitchen, with its quartz countertops and upgraded stainless steel appliances, is perfect for cooking and entertaining. The main level's layout, including a separate dining room and convenient 2-piece powder room, offers both functionality and comfort. Upstairs, the primary bedroom with its walk-in closet and ensuite bathroom creates a peaceful retreat, while two additional large bedrooms and a full bathroom provide ample space for guests, family, or hobbies. Outside, the deck and soon-to-be landscaped and fenced backyard offer a great outdoor living area. The double detached garage is an added bonus for parking and storage. With no condo fees, this home is a great option for those seeking a blend of style, convenience, and value. Move-in ready! Don't miss out on this incredible opportunity!

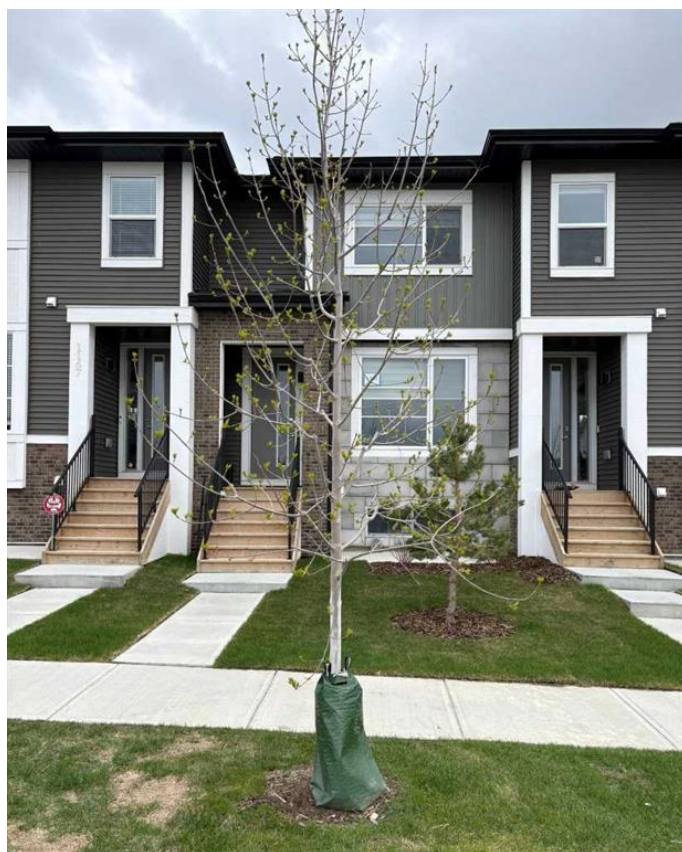
Built in 2023

## Essential Information

MLS® # A2223701

Price \$489,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1163 Lanark Boulevard Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P9

### Amenities

Amenities	Fitness Center, Park, Playground, Community Gardens, Day Care, Dog Park, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Playground, Garden
Lot Description	See Remarks, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	R2-T
HOA Fees	136
HOA Fees Freq.	ANN



**Listing Details**

Listing Office	Creekside Realty
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