

**1035 Lanark Boulevard SE
Airdrie, Alberta**

MLS # A2252207



\$475,000

Division:	Lanark		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear D		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		
Inclusions:	none		

OPEN HOUSE SATURDAY AUGUST 30, 2025 1:00PM-3:00PM. No Condo Fees, No Condo Board! Private Fenced-Off Backyard, Fenced-Off Front Yard, Double Detached Garage. This beautifully maintained 3-bedroom, 2.5-bathroom Home is located in Airdrie's new desirable southeast community of Lanark just one block from the Lanark Landing Pump Track, Community Gardens, and Kings Heights outdoor hockey rink, soccer field and elementary school, Quick Access to 40th Ave and Highway 2, Making your daily commute smooth and efficient. Built by McKee Homes, Airdrie's long-standing, award winning local builder, this home offers quality, functionality and style. The bright open-concept main floor includes a welcoming living room, a modern kitchen with Stainless Steel Appliances, Beautiful cabinetry with generous storage, a large Pantry and dining area. A convenient half bathroom leads you out to your fenced-off private backyard, perfect for entertaining or relaxing with separation from the yard and access to the double detached garage. Upstairs, you will find 3 spacious bedrooms, a 4-piece main bathroom, and a large primary suite featuring its own 4-piece ensuite and walk-in closet. The undeveloped basement includes roughed-in plumbing and is ready for your future vision. Located close to schools, dining, shopping and recreational facilities, this home is ideal for families and professionals alike. make your appointment for your own private viewing today!