

# \$475,000 - 1035 Lanark Boulevard Se, Airdrie

MLS® #A2252207

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.05 Acres

Lanark, Airdrie, Alberta

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!

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252207      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.05          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1035 Lanark Boulevard Se |
| Subdivision | Lanark                   |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A3L6                   |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | None                                                                                   |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear Drive, See Remarks |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                          |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 10                |
| Zoning         | R2-T              |
| HOA Fees       | 137               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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