

# \$489,900 - 1187 Lanark Boulevard Se, Airdrie

MLS® #A2229190

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

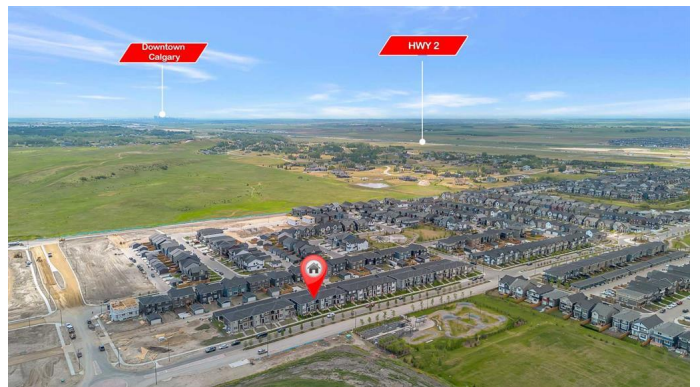
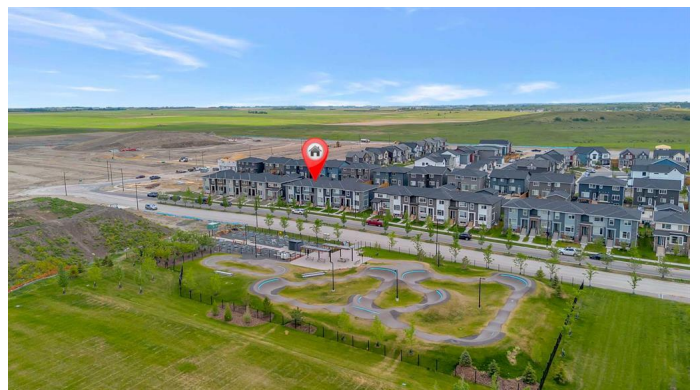
BEAUTIFUL 3 BEDROOM TOWNHOME IN LANARK SE | NO CONDO FEES | DOUBLE CAR GARAGE | FRONTING COMMUNITY GARDEN

Welcome to this stunning and functional 3 bedroom, 2.5 bathroom townhome located in the community of Lanark SE, Airdrie. This home offers exceptional value with no condo fees and a Double Detached Garage, perfect for growing families or first-time buyers.

The main floor features luxury vinyl plank flooring throughout and a spacious living room filled with natural light from the large front window. The modern kitchen is equipped with stylish dual-tone cabinetry, quartz countertops, a pantry, and ample prep space. The adjoining dining room is spacious, convenient powder room, and mudroom with access to the rear deck complete this level.

Upstairs, you'll find a well-laid-out upper level with a primary bedroom that includes a walk-in closet and a private 3-piece ensuite with standing shower. Two additional generously sized bedrooms share access to a full 4-piece bathroom, offering comfort and space for the whole family.

The unfinished basement provides a laundry area and is ready for your personal touch. perfect for future development or extra storage. Outside, enjoy a low-maintenance backyard with a deck, chain-link fence, and the rare bonus of facing a beautiful community garden.



Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229190      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,252         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1187 Lanark Boulevard Se |
| Subdivision | Lanark                   |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A 3P9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                              |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden, Playground                   |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 69             |
| Zoning         | R2-T           |
| HOA Fees       | 137            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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