

# \$500,000 - 159 Highview Gate Se, Airdrie

MLS® #A2237849

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

**UNBELIEVABLE NEW PRICE adjustment**

Discover the perfect blend of luxury and convenience in this beautifully maintained 2020-built AVI half duplex offering over 1,476 sq ft of developed living space. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is designed with modern living in mind. Step into a bright, open-concept main floor with luxury vinyl plank flooring and a spacious living room that flows seamlessly into the bright kitchen. The kitchen boasts upgraded stainless steel appliances, quartz countertops, soft-close cabinetry, a large island, a walk-in pantry, and is perfectly positioned next to the dining area – ideal for family meals and entertaining.

Upstairs, you'll find a convenient laundry room and three generously sized bedrooms, including a stunning primary suite complete with a walk-in closet and 3-piece ensuite. Enjoy summer evenings on the extended deck with a gas line for your BBQ, and take advantage of the double parking pad with potential for a future double garage. The undeveloped basement with roughed-in plumbing offers endless opportunities to customize.

Additional features include central A/C, water softener system, and more! Lovingly cared for and move-in ready.

Located close to parks, schools, shopping, and walking paths, with quick access to the highway and Stoney Trail, this home delivers the ultimate in comfort and location.



Don't miss out – book your showing today or explore the 3D tour!

Built in 2020

### Essential Information

MLS® #	A2237849
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	159 Highview Gate Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3L6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad, Paved

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	23
Zoning	R2
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.