\$549,900 - 117 Highview Gate Se, Airdrie

MLS® #A2267121

\$549,900

4 Bedroom, 4.00 Bathroom, 1,445 sqft Residential on 0.06 Acres

Lanark, Airdrie, Alberta

PRICE IMPROVEMENT

Welcome to this beauty in Lanark, SE Airdrie; over 2100 sq ft of developed living space with upgraded, Hardie-board exterior sidings.

This centrally, air-conditioned 2021 built, semi-detached home is also situated about 5 minutes from Calgary.

The main floor comprises of a bright, open floor plan with spacious living area, dining area, mud room and a half bath. The upgraded kitchen area features quartz countertop, water-fall island, smart/stainless-steel appliances as well as a touch-screen refrigerator and upgraded cabinetry for a seamless cooking and dining experience.

The upper floor features 3 bedroom and 2 bathrooms. The primary bedroom includes a walk-in closet and an ensuite bathroom. Down below, the over 650 sq ft fully finished basement includes a living space, 4pc full bathroom, bedroom and a living/recreational area.

Step outside into the fully landscaped and fenced backyard; you have the option of relaxing on the deck, making some BBQ with friends in the summer or just enjoying the sizable backyard with family. The two-car detached garage completes your back yard.

You also have the option of enjoying the







basketball court, skating rink or other amenities close in the community. This home is very accessible; few mins away from the QEII highway and near lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more.

This home is for sale by the first and only owner; owner lived in the house throughout and the house is well taken care, just waiting for the next owner. Book your showing today.

Built in 2021

Essential Information

MLS® # A2267121 Price \$549,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,445

Acres 0.06

Year Built 2021

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 117 Highview Gate Se

Subdivision Lanark
City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 3L6

Amenities

Amenities Picnic Area, Playground

Parking Spaces 2

Parking Alley Access, Garage Door Opener, Double Garage Detached, Side By

Side

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Chandelier,

Double Vanity, Quartz Counters, Smart Home

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer

Heating Forced Air, Central

Cooling Central Air

Has Basement Yes
Basement Full

Exterior

Exterior Features Playground, Private Entrance, Tennis Court(s)

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Other, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025

Days on Market 6

Zoning R2

HOA Fees 137

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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