

# \$539,900 - 146 Highview Gate Se, Airdrie

MLS® #A2226821

**\$539,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.07 Acres

Lanark, Airdrie, Alberta

OPEN HOUSE Sunday June 8 12-2pm!!!

Welcome to this beautifully designed 2 bed, 2 full bath AIR-CONDITIONED MCKEE HOMES BUNGALOW in the vibrant community of Lanark Landing—where style, comfort, and convenience come together! Step into an impressively open floor plan with soaring 10-foot ceilings that instantly make the space feel grand and airy. The kitchen is a showstopper, featuring shaker-style white cabinetry with crown moulding, quartz countertops (yes, in both the kitchen and bathrooms!), tons of pot drawers, a pantry, and sleek WiFi-enabled appliances—perfect for modern living. Enjoy seamless flow into the sunlit living room with a sun-tunnel and a spacious dining area, ideal for hosting or relaxing. The primary bedroom is a retreat in itself, complete with a walk-in closet and a spa-inspired ensuite showcasing a luxurious glass-door shower with ceiling-high tile. A second main floor bedroom and another full bathroom offer great flexibility for guests, kids, or a home office. Downstairs, over 1000 sq. ft. of undeveloped basement space (with rough-ins and 3 large windows!) gives you endless potential to expand. Step outside to enjoy a charming front veranda, a convenient rear mudroom with built-in bench, low-maintenance vinyl fencing, a fully insulated and drywalled detached single garage with WiFi opener, and a large private concrete backyard patio—perfect for summer hangouts. Front and rear landscaping are



already done, so you can just move in and enjoy. Plus, you're walking distance from schools, and Kingsview Market, with quick access to Calgary thanks to the new 40th Avenue overpass just 2 km away"everything you need, right where you want it!... don't miss out, book your private viewing today.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226821    |
| Price          | \$539,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,026       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 146 Highview Gate Se |
| Subdivision | Lanark               |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4A 3L6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite C<br>Smoking Home, Open Floo<br>Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Stove,<br>Refrigerator, Washer/Dryer, V                            |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |



## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other, Private Yard                                    |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, See Remarks, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | R2             |
| HOA Fees       | 125            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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