

# \$869,000 - 2220 Lancaster Heights Se, Airdrie

MLS® #A2243762

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,552 sqft

Residential on 0.09 Acres

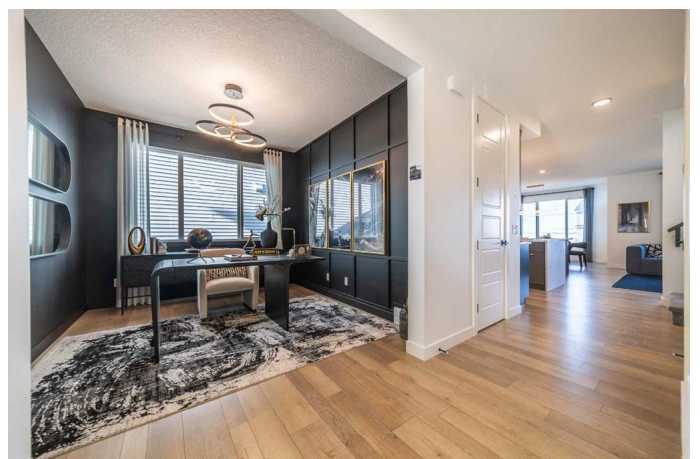
Lanark, Airdrie, Alberta

The Pierce 2 offers a refined blend of function, style, and sustainability. This thoughtfully crafted home features professionally curated, on-trend interior selections that bring a modern and cohesive aesthetic throughout.

The home embraces an open-concept design that enhances the sense of space and flow, with expansive living areas that are ideal for both everyday living and entertaining. Whether you're hosting guests or enjoying a quiet night in, the seamless layout offers flexibility and comfort throughout.

At the heart of the home is a chef-inspired kitchen designed to stir your culinary creativity. Showcasing elegant waterfall quartz countertops, bronze taps, and sleek finishes, the space is both functional and visually striking. A spice kitchen provides added convenience and flexibility for everyday cooking or entertaining, while thoughtful details like upgraded drawer handles complete the elevated design.

Upstairs, you'll find four well-appointed bedrooms, including an expansive and truly show-stopping primary bedroom. This serene retreat features a luxurious ensuite with a long soaker tub, a large walk-in shower lined with elongated hexagon tile, and refined finishes—offering the perfect blend of comfort and sophistication.



Certified Built Green, the home includes energy-efficient upgrades such as triple-pane windows, a high-efficiency furnace, a solar chase for future solar panel installation, and blower door testing that may qualify for up to 25% mortgage insurance savings. A rough-in for an electric vehicle charger is also included, supporting future-ready living.

Smart home features include a programmable thermostat, Ring video doorbell, smart front door lock, motion-activated and smart switches, all easily managed through an integrated Amazon Alexa touchscreen hub. Photos are representative.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243762    |
| Price          | \$869,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,552       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2220 Lancaster Heights Se |
| Subdivision | Lanark                    |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4A3R1                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator                                                                                      |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Decorative, Electric                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 33              |
| Zoning         | R1              |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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