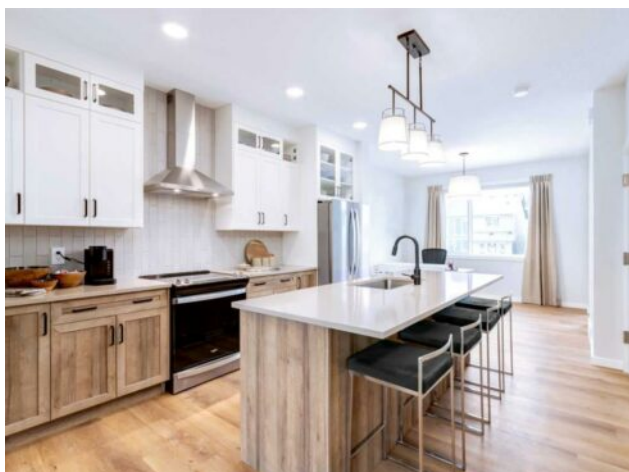


**122 Lanark Gate SE
Airdrie, Alberta**

MLS # A2273961



\$524,900

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,449 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

A FULL-WIDTH FRONT PORCH ISN'T JUST AN ENTRY—IT'S AN ANNOUNCEMENT. Wide, welcoming, and instantly part of your daily rhythm, it sets up the kind of main floor that feels unexpectedly open the moment you step inside. Warm white cabinetry, classic quartz countertops, and rich LVP flooring give the space a grounded, design-forward feel, and the 9' ceiling height makes everything breathe a little easier. The kitchen earns its place as the anchor of the home: 42" UPPERS for real storage, a CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, double-door fridge, and an ISLAND WITH A BREAKFAST BAR that actually works for real weekday life. Light moves from the living room straight through to the dining area and rear entry, where the rear deck extends the plan outward without complicating it. Upstairs, the master bedroom stays refreshingly simple in the best way—a WINDOWED WALK-IN CLOSET, a modern 3-piece ensuite, and proportions that feel calm instead of cramped. Two additional bedrooms sit at the back with an easy sense of balance, and the laundry stays upstairs where it belongs. But what really rounds out this home is everything just beyond the front step. LANARK LANDING'S CENTRAL GREEN SPACES, PATHWAYS, AND PLAY AREAS ARE MINUTES FROM YOUR DOOR—think playgrounds, multi-use courts, open fields, and the kind of family-friendly routes that make bikes and scooters disappear for hours. Add in front sod, a 20'x20' DOUBLE DETACHED GARAGE, and a mid-January possession, and the whole picture becomes clear: this Finley model doesn't just give you a well-planned interior—it places you in a connected pocket of Airdrie that's built for daily living, inside and out. If you want to feel the space for yourself—or make your move

before the holidays get busy—COME WALK THROUGH and see how naturally it all comes together. • PLEASE NOTE:
Photos are of a finished SHOWHOME of the same model – fit and finish may differ on finished spec home. Interior selections and
floorplans shown in photos.