

**2220 Lancaster Heights SE
Airdrie, Alberta**

MLS # A2282200



\$830,150

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,542 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

Welcome Home. Built by award winning home builder Sterling Homes & Pierce 2nd model at 2220 Lancaster Heights SE, is a beautifully designed home offering 2,541 sq ft, 4 bedrooms, 4 bathrooms, and a layout that blends modern style with everyday practicality. The main level is flooded with natural light and showcases wide plank flooring, oversized windows, and a seamless open-concept design. The kitchen is a true showpiece, featuring full-height cabinetry, quartz countertops, a large central island, stainless steel appliances, chimney hood fan, and elegant gold hardware and faucet. A highly desirable spice kitchen with gas line and pantry adds exceptional functionality for cooking and entertaining. The dining area is anchored by a striking custom wall detail and modern lighting, creating a warm yet elevated space for gatherings. The living room is both stylish and inviting, centered around a sleek electric fireplace with built-in shelving, while large windows frame peaceful views of the surrounding greenspace. A main floor flex room with double pocket doors offers versatility as a home office, guest room, or playroom, complemented by a full main floor bathroom—ideal for multi-generational living. Upstairs, the thoughtfully designed layout includes four bedrooms, highlighted by a rare dual primary bedroom configuration. The main primary retreat features a luxurious 5-piece ensuite with dual sinks, tiled shower, private water closet, and ample storage, while the second ensuite is finished with tiled shower walls and modern fixtures. A vaulted ceiling bonus room provides an airy second living space, perfect for relaxing or family movie nights, and upper-level laundry adds everyday convenience. Additional features include ‘basement ceilings, side entrance, maple railing with iron spindles, tile flooring in bathrooms and laundry, and a rear

13’6” x 9’ deck overlooking green space—perfect for enjoying sunny afternoons and peaceful views. Built with Sterling Homes’ Smart Energy Package, this BUILT GREEN® certified home offers improved efficiency, comfort, and long-term savings. A fantastic opportunity to own a brand new, thoughtfully upgraded home in a growing southeast Airdrie community.