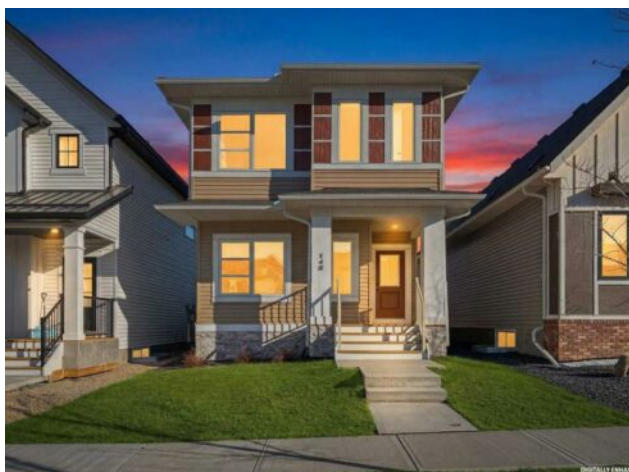


**148 Highview Gate SE
Airdrie, Alberta**

MLS # A2286470



\$540,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this lovely 3 bedroom, 2.5 bathroom detached home located in the beautiful new community of Lanark. Offering incredible value for a detached home in this sought-after area, this property is perfectly situated close to everything Airdrie has to offer, making it an ideal choice for families, professionals, or first-time buyers. Step inside to discover a bright and functional layout designed for modern living. The main floor features a versatile office/den—perfect for working from home—as well as a convenient mud room to keep everyday life organized. Upstairs, you’ll find a spacious bonus room ideal for movie nights or a kids’ play area, along with the added convenience of upper floor laundry. The primary bedroom offers a relaxing retreat complete with a walk-in closet and private ensuite, while two additional bedrooms and a full bath provide plenty of space for the whole family. The insulated basement is ready for your future development plans, offering endless potential to customize to your needs. Outside, a paved parking pad is already in place and ready for your future detached garage. With its thoughtful layout, desirable features, and great price point, this is a fantastic opportunity to own a detached home in one of Airdrie’s newest and most charming communities.