

# \$569,000 - 1063 Lanark Boulevard Se, Airdrie

MLS® #A2250724

**\$569,000**

4 Bedroom, 4.00 Bathroom, 1,407 sqft  
Residential on 0.07 Acres

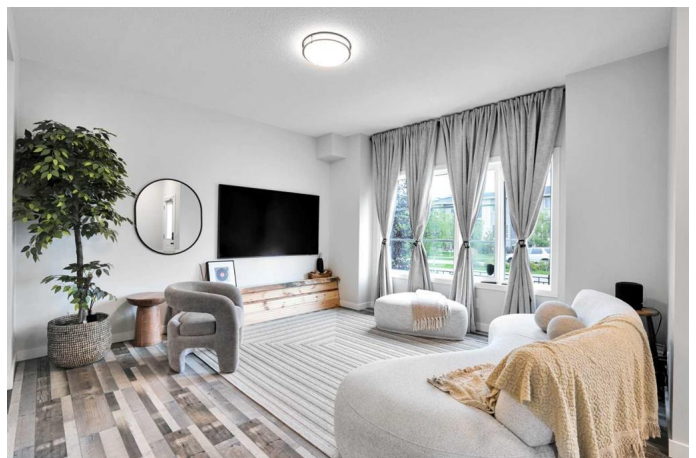
Lanark, Airdrie, Alberta

2020 built end-unit home with incredible curb appeal and NO CONDO FEES! As you arrive, you'll notice the fully fenced front and back yard with stamped concrete walkways for an elegant first impression. Step inside to an open-concept main floor featuring high-quality vinyl flooring, stylish lighting, and an abundance of storage. The bright living room is filled with natural light from oversized windows, while the dining area flows seamlessly into the gleaming white kitchen—complete with stainless steel appliances, quartz countertops, an eat-up island, contrasting black finishes, and a large pantry. A conveniently located powder room sits near the main-floor laundry and back door.

The south-facing backyard includes a gas BBQ hookup and access to the heated double detached garage via paved alley. Upstairs, you'll find two generously sized bedrooms, a sleek main bathroom, and a spacious primary suite with walk-in closet and 4pc ensuite.

The basement has been transformed into an illegal suite with a separate entrance, currently operating as a successful Airbnb producing excellent income. It features large windows, a second living space, additional bedroom and bathroom, plus extra storage.

Additional highlights include recessed lighting, central A/C, and proximity to schools,



shopping, parks, and pathways. This immaculate home offers the perfect combination of comfort, style, and income potentialâ€”truly a rare find!

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250724      |
| Price          | \$569,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,407         |
| Acres          | 0.07          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1063 Lanark Boulevard Se |
| Subdivision | Lanark                   |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A 3L6                  |

**Amenities**

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

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), |

|              |                                  |
|--------------|----------------------------------|
|              | Microwave Hood Fan, Refrigerator |
| Heating      | Central                          |
| Cooling      | Central Air                      |
| Has Basement | Yes                              |
| Basement     | Full, Suite                      |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Rain Gutters                                      |
| Lot Description   | City Lot                                          |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 10                |
| Zoning         | R2-T              |
| HOA Fees       | 137               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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