

\$549,900 - 117 Highview Gate Se, Airdrie

MLS® #A2267121

\$549,900

4 Bedroom, 4.00 Bathroom, 1,445 sqft
Residential on 0.06 Acres

Lanark, Airdrie, Alberta

PRICE IMPROVEMENT

Welcome to this beauty in Lanark, SE Airdrie; over 2100 sq ft of developed living space with upgraded, Hardie-board exterior sidings.

This centrally, air-conditioned 2021 built, semi-detached home is also situated about 5 minutes from Calgary.

The main floor comprises of a bright, open floor plan with spacious living area, dining area, mud room and a half bath. The upgraded kitchen area features quartz countertop, water-fall island, smart/stainless-steel appliances as well as a touch-screen refrigerator and upgraded cabinetry for a seamless cooking and dining experience.

The upper floor features 3 bedroom and 2 bathrooms. The primary bedroom includes a walk-in closet and an ensuite bathroom. Down below, the over 650 sq ft fully finished basement includes a living space, 4pc full bathroom, bedroom and a living/recreational area.

Step outside into the fully landscaped and fenced backyard; you have the option of relaxing on the deck, making some BBQ with friends in the summer or just enjoying the sizable backyard with family. The two-car detached garage completes your back yard.

You also have the option of enjoying the



basketball court, skating rink or other amenities close in the community. This home is very accessible; few mins away from the QEII highway and near lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more.

This home is for sale by the first and only owner; owner lived in the house throughout and the house is well taken care, just waiting for the next owner. Book your showing today.

Built in 2021

Essential Information

MLS® #	A2267121
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	117 Highview Gate Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3L6

Amenities

Amenities	Picnic Area, Playground
-----------	-------------------------

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Double Garage Detached, Side By Side
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Chandelier, Double Vanity, Quartz Counters, Smart Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Forced Air, Central
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Entrance, Tennis Court(s)
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Other, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	5
Zoning	R2
HOA Fees	137
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.