

# \$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.

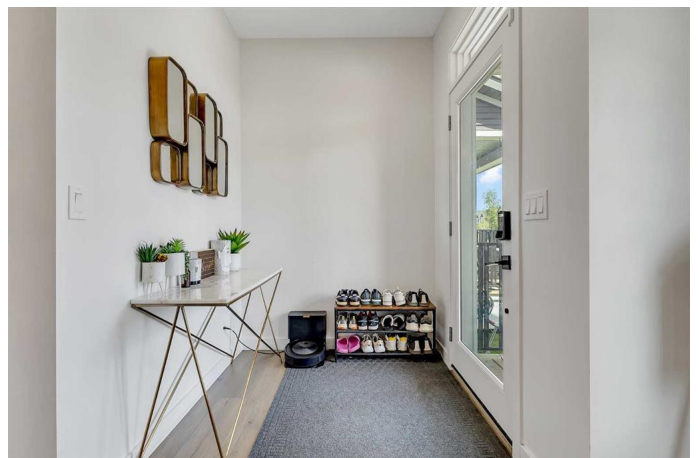
This centrally, air-conditioned 2021 built, semi-detached home is also situated about 5 minutes from Calgary.

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 | 1                  |
| Zoning         | R2                 |
| HOA Fees       | 137                |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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