

# \$568,900 - 117 Highview Gate Se, Airdrie

MLS® #A2253974

**\$568,900**

4 Bedroom, 4.00 Bathroom, 1,445 sqft

Single Family on 0.06 Acres

Lanark, Airdrie, Alberta

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 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. (id:6289)

Built in 2021

**Essential Information**

Listing #	A2253974
Price	\$568,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,445
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	117 Highview Gate Se
Subdivision	Lanark
City	Airdrie
Province	Alberta
Postal Code	T4A3L6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Central heating, Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Concrete, See Remarks
Exterior Features	Landscaped, Lawn
Construction	Poured concrete
Foundation	Poured Concrete

**Listing Details**

Listing Office            eXp Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.  
Listing information last updated on October 14th, 2025 at 3:16pm PDT