



2280 Lancaster Heights Airdrie Alberta

\$1,060,000

You're invited to come view a uniquely distinctive and thoughtfully designed Airdrie home, located in the vibrant community of Lanark, just off the 40th Avenue exit. With over 3,400 sq ft of exquisitely finished living space across three levels. This home offers incredible flexibility for growing families, and multigenerational living, or simply those seeking a legal suite for added income. The fully developed lower level includes a 2-bedroom legal suite with a private entrance and its own dedicated forced-air furnace providing privacy, independence, and year-round comfort for guests or tenants. Welcome to the main floor where you're greeted by a spacious, open-concept layout that flows effortlessly from the bright, inviting living area to a stunning modern kitchen, ideal for both everyday living as well as entertaining. The kitchen features a gas cooktop, wall-mounted oven, immaculate quartz countertops, and an oversized island—an optimal space and inclusive for gathering with family and friends. Also a substantial dedicated home office on the main level makes working from home both convenient and comfortable. The second floor features a cozy family room centred around a gas fireplace—perfect for movie nights or quiet evenings in. You'll also find two generously sized bedrooms and a beautifully appointed primary suite complete with a soaker tub a spa-like ensuite. The third floor offers something truly special: a private and serene primary retreat with its own ensuite, sizeable walk-in closet, and a west-facing balcony where you can take in the mountain views, while you enjoy peaceful sunsets over the green space behind this unique home. Comfort is top of mind throughout, with a high-efficiency 2-stage central AC system and individual thermostats on each floor, so you can heat or cool only the areas you're using. The home is also prepped for the future, with a 20...

4pc Bathroom 8.75 Ft x 4.92 Ft
4pc Bathroom 12.33 Ft x 14.75 Ft
Bedroom 14.50 Ft x 11.58 Ft
Bedroom 9.75 Ft x 11.58 Ft
Family room 18.83 Ft x 13.83 Ft
Laundry room 8.75 Ft x 7.58 Ft

Other 10.50 Ft x 5.83 Ft
2pc Bathroom 7.42 Ft x 2.75 Ft
Dining room 11.83 Ft x 9.25 Ft
Foyer 10.75 Ft x 8.42 Ft
Kitchen 11.92 Ft x 13.75 Ft
Living room 13.00 Ft x 15.75 Ft

Listing Presented By:



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Real Broker

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Primary Bedroom 11.83 Ft x 15.92 Ft
Other 6.08 Ft x 8.67 Ft
5pc Bathroom 10.92 Ft x 10.42 Ft
Primary Bedroom 17.42 Ft x 16.92 Ft

Office 7.83 Ft x 9.00 Ft
4pc Bathroom 7.42 Ft x 4.92 Ft
Bedroom 11.17 Ft x 14.58 Ft