



## 126 Lanark Gate Airdrie Alberta

\$499,900

IF YOU'RE GOING TO START SMART, START HERE. This Alexis model in Lanark Landing focuses on functional planning, clean design, and a basement setup that gives you meaningful flexibility without adding future headaches. The main floor opens with 9' CEILINGS and a central galley kitchen that's designed to work for real everyday life. You get White Rock quartz, a SILGRANIT UNDERMOUNT SINK, 42" UPPERS, classic matte tile backsplash, a CHIMNEY-STYLE HOOD FAN, and a flush 12" breakfast bar that offers actual seating space. The appliance package—Whirlpool fridge, electric range, dishwasher, and BUILT-IN MICROWAVE with trim kit—is already selected and included, matched to the kitchen layout and cabinetry finishes. The dining area and living room each fall naturally off the kitchen, with warm wood LVP spanning the entire main floor for a cohesive, bright look that feels modern without trying too hard. No awkward transitions. No cramped corners. Just a logical, easy-to-furnish flow. Upstairs, the three bedrooms are all properly sized, not token add-ons. The master includes a WINDOWED WALK-IN CLOSET and a clean 3-piece ensuite featuring the UPGRADED 60" x 33" SHOWER with sliding glass door. The full main bath repeats the quartz and tile finishes, and the upper-floor laundry stays exactly where it should—central, but out of the way. The basement is where the long-term planning really shows up. 9' foundation walls, a SEPARATE SIDE ENTRY, a 200 AMP electrical panel, an egress slider window, the standard 3-piece bathroom rough-in, and a UTILITY SINK ROUGH-IN along a dedicated plumbing wall. Whether you're thinking about future development for living space, workspace, storage, or rental potential down the line, the key structural pieces are already in place. Out back, the 20' x 20' CONCRETE PARKING PAD is poured and ready for future garage planning if that's on your list. Lanark Land...

Other Measurements not available

Living room 12.00 Ft x 13.00 Ft

Other 12.00 Ft x 13.00 Ft

Pantry Measurements not available

Dining room 10.00 Ft x 13.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.33 Ft x 13.00 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 10.00 Ft x 9.33 Ft

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Listing Presented By:



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CIR Realty

<http://designerrealestate.ca/>

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Other Measurements not available

Bedroom 10.00 Ft x 9.33 Ft