

# \$579,800 - 149 Highview Gate Se, Airdrie

MLS® #A2203556

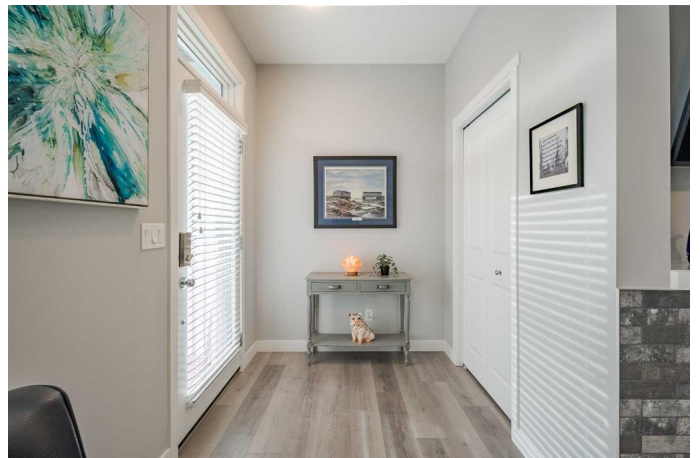
**\$579,800**

2 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

Discover this stunning Avi-built Alexander model – a perfect blend of style, comfort, and convenience! This fully finished and landscaped home offers spacious double master bedrooms with ensuites, a sunny west-facing backyard, and a double detached garage – all packed with thoughtful details that make life easy and enjoyable. The main floor’s airy vibe is enhanced by 9' ceilings and upgraded vinyl plank flooring, giving the space a modern yet inviting feel. The standout kitchen boasts quartz countertops, ample counter and cabinet space, and a sleek gas stove that’s ready for your culinary creations. The designer color palette ties everything together beautifully, while the dining area and cozy living room (featuring a stylish electric fireplace) are ideal for everything from lively gatherings to quiet nights in. A convenient built-in storage locker by the back door keeps shoes, coats, and gear organized and out of sight. Upstairs, the primary retreat is your personal oasis with a spacious walk-in closet, a stunning 3-piece ensuite with an oversized shower, and its own electric fireplace for added warmth and ambiance. The secondary retreat includes its own 4-piece ensuite and a second large walk-in closet, making it perfect for guests, teens, or a private office space. The massive upper-level laundry room with shelving provides ample space for organization and storage. The finished basement is a fantastic bonus – ideal for movie nights, gaming, or



just relaxing with friends and family. A large storage room ensures everything has its place. Step outside to your low-maintenance yard, where youâ€™ll find a nice-sized deck perfect for summer evenings or morning coffee. The lush turf means no mowing, and sleek trim lighting adds the perfect touch of charm. The double detached garage offers ample room for vehicles, bikes, and tools. This gem is nestled in a vibrant community, just steps from serene ponds and walking paths â€“ ideal for peaceful strolls or energetic jogs. With schools and amenities nearby, plus quick access to 40th Avenue, youâ€™re only minutes from Costco and Cross Iron Mills. This home has it all â€“ comfort, style, and a prime location â€“ the perfect place to start your next chapter!

Built in 2020

**Essential Information**

MLS® #	A2203556
Price	\$579,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,519
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	149 Highview Gate Se
Subdivision	Lanark
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4A 3L6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	25
Zoning	R2

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.