

# \$845,900 - 2220 Lancaster Heights Se, Airdrie

MLS® #A2243762

**\$845,900**

4 Bedroom, 4.00 Bathroom, 2,552 sqft

Residential on 0.09 Acres

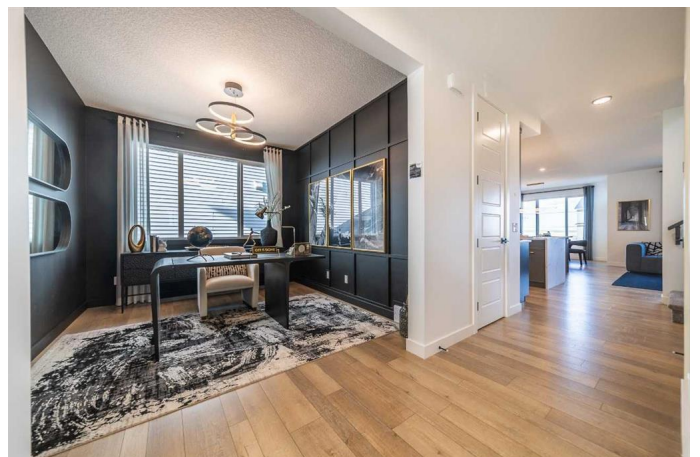
Lanark, Airdrie, Alberta

The Pierce 2 offers a refined blend of function, style, and sustainability. This thoughtfully crafted home features professionally curated, on-trend interior selections that bring a modern and cohesive aesthetic throughout.

The home embraces an open-concept design that enhances the sense of space and flow, with expansive living areas that are ideal for both everyday living and entertaining. Whether you're hosting guests or enjoying a quiet night in, the seamless layout offers flexibility and comfort throughout.

At the heart of the home is a chef-inspired kitchen designed to stir your culinary creativity. Showcasing elegant waterfall quartz countertops, bronze taps, and sleek finishes, the space is both functional and visually striking. A spice kitchen provides added convenience and flexibility for everyday cooking or entertaining, while thoughtful details like upgraded drawer handles complete the elevated design.

Upstairs, you'll find four well-appointed bedrooms, including an expansive and truly show-stopping primary bedroom. This serene retreat features a luxurious ensuite with a long soaker tub, a large walk-in shower lined with elongated hexagon tile, and refined finishes—offering the perfect blend of comfort and sophistication.



Certified Built Green, the home includes energy-efficient upgrades such as triple-pane windows, a high-efficiency furnace, a solar chase for future solar panel installation, and blower door testing that may qualify for up to 25% mortgage insurance savings. A rough-in for an electric vehicle charger is also included, supporting future-ready living.

Smart home features include a programmable thermostat, Ring video doorbell, smart front door lock, motion-activated and smart switches, all easily managed through an integrated Amazon Alexa touchscreen hub. Photos are representative.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243762    |
| Price          | \$845,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,552       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2220 Lancaster Heights Se |
| Subdivision | Lanark                    |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4A3R1                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator                                                                                      |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Decorative, Electric                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 74              |
| Zoning         | R1              |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.