



THE
A-TEAM

**RE/MAX
FIRST**

3 LAMBEAU Lane, Airdrie T4A3P4

MLS® #: **A2117636**

Area: **Lanark**

Listing Date: **03/25/24**

List Price: **\$569,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2024

Lot Information

Lot Sz Ar:

3,286 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,445

Low Sqft:

Ttl Sqft:

1,445

DOM

56

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,See Remarks
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`7" x 13`0"	Nook	Main	10`0" x 9`10"
Other	Main	9`9" x 10`0"	Bedroom - Primary	Second	12`2" x 12`5"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	9`5" x 10`4"
Bedroom	Second	9`7" x 10`0"	Laundry	Second	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R2-T	
Legal Desc:	2211631	Remarks

Pub Rmks:	<p>Welcome to the Kingston by Douglas Homes. An exceptional opportunity to own a remarkable 3 Bedroom 2.5 Bath townhome on a fully landscaped corner lot in Airdrie, with detached double garage, SEPARATE SIDE ENTRY & NO CONDO FEES. This unique property features unparalleled quality, with a bright, open floor plan, master-built to exceed your expectations. The best part? All of the upgrades are already included! 9' knock down ceilings, engineered hardwood floors, quartz counter tops, 42" upper cabinets, all come standard. The main floor leads you past a spacious flex room through the open kitchen with 9' island and gleaming stainless steel appliances, toward a spacious great room with oversized windows & electric fireplace. Upstairs you'll find the large primary bedroom with a 4 piece ensuite and walk-in-closet, as well as two additional bedrooms, laundry room, and another 4 piece bath with quartz countertops and deep soaker tub. Downstairs, the unfinished basement is a blank canvas, well laid out for future development. All this nestled within the welcoming community of Lanark, with access to nearby schools, shopping, parks, playgrounds, hockey rink, pump track, community gardens and more. ***Photos are from previously built home and are representative of quality & finishes, floor plans may not be exactly as shown.</p>
Inclusions:	N/A
Property Listed By:	Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





QUICK POSSESSION

KINGSTON

3 Lambeau Lane • Lanark Landing, Airdrie

1468 sq ft • 3 bedrooms • 2.5 bathrooms

FEATURES

- ★ Corner Lot
- ✓ Triplex (Right Unit)
- ✓ No Condo Fees
- ✓ Detached Double Car Garage
- ✓ Basement Side Entry
- ✓ Front Concrete Pad
- ✓ Main Floor Flex Room
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treched Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floor
- ✓ Electric Fireplace

NOTES

DH
DOUGLAS HOMES

*Photos include staged photos. Features & color may subject to change at any time. All plans/designs are the exclusive property of Douglas Homes Ltd.

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