



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**643 LAMBEAU Link, Airdrie T4A3P4**

MLS® #: **A2122108**

Area: **Lanark**

Listing Date: **04/12/24**

List Price: **\$649,157**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,758 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,880**  
Low Sqft:  
Ttl Sqft: **1,880**

DOM

**37**

Layout

Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		3pc Ensuite bath	Upper	
4pc Bathroom	Upper		Kitchen	Main	16`1" x 18`10"
Bedroom	Main	9`6" x 11`0"	Bedroom - Primary	Upper	12`0" x 13`9"
Bedroom	Upper	9`10" x 9`4"	Bedroom	Upper	9`10" x 9`4"
Bonus Room	Upper	13`0" x 17`7"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311882**

Zoning:  
**TBD**

Remarks

Pub Rmks:

**Introducing The Jade by Sterling Homes - A home that checks all the right boxes. Inside, the 9' knockdown ceiling on the main floor adds a touch of elegance. This home features a bedroom and a full bathroom on the main floor for added convenience. The kitchen shines with stainless steel appliances, including a hood fan, gas line to the stove, and spacious walk-in pantry, perfect for culinary enthusiasts. The full width fireplace adds modern touch to the open concept floorplan, and three additional bedrooms upstairs means a room for everyone. With a smart energy package, you'll enjoy efficiency and comfort. Don't miss out on this opportunity to live in the vibrant community of Lanark Landing! \*Photos are representative\***

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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









