



THE
A-TEAM

**RE/MAX
FIRST**

932 LANGHOLM Drive, Airdrie T4A 0L9

MLS® #: **A2122153**

Area: **Lanark**

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

List Price: **\$829,644**

Status: **Active**

County: **Airdrie**

Change: **+\$8k, 06-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,791 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,431**

Low Sqft:

Ttl Sqft: **2,431**

DOM

37

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, None**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	
Great Room	Main	13`6" x 14`11"
Bedroom - Primary	Upper	13`3" x 15`3"
4pc Bathroom	Upper	
Bedroom	Upper	11`6" x 11`4"
Bedroom	Upper	11`6" x 11`0"

Room	Level	Dimensions
Kitchen	Main	11`4" x 14`0"
Dining Room	Main	11`6" x 14`3"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bonus Room	Upper	13`3" x 15`11"
Bedroom	Upper	11`6" x 11`0"
Other	Main	9`0" x 9`11"

Title:
Fee Simple
Legal Desc:

2211112

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to The Legacy by Sterling Homes in Calgary! This exquisite residence boasts 9' knockdown ceilings, a convenient side entrance, and a main floor bedroom and bathroom. The executive kitchen is a chef's dream with a walk-through pantry, while the electric fireplace in the open-to-below great room is a focal point. The upper level features a vaulted ceiling in the bonus room, adding an air of grandeur to the space. Retreat to the master bedroom, where luxury awaits with a 5-piece ensuite featuring a soaker tub and a private water closet. New Home Warranty is also included in all Sterling Homes for peace of mind. This home is a perfect blend of modern design and thoughtful details, providing the ultimate in comfort and style. Make your mark in The Legacy—where every detail is a testament to quality living. *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





