



THE
A-TEAM

**RE/MAX
FIRST**

935 LANGHOLM Drive, Airdrie T4A0L9

MLS® #: **A2148588**

Area: **Lanark**

Listing Date: **07/12/24**

List Price: **\$849,220**

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: **4,543 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,278**
Low Sqft:
Ttl Sqft: **2,278**

DOM

66
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`1" x 5`6"	Dining Room	Main	10`4" x 11`4"
Foyer	Main	13`8" x 11`9"	Kitchen	Main	9`7" x 13`6"
Living Room	Main	13`4" x 14`11"	Office	Main	9`0" x 8`10"
Spice Kitchen	Main	7`4" x 6`9"	4pc Bathroom	Second	8`4" x 7`11"
5pc Ensuite bath	Second	9`10" x 11`7"	Bedroom	Second	12`4" x 10`3"
Bedroom	Second	9`10" x 9`10"	Bedroom	Second	10`1" x 9`11"
Family Room	Second	12`6" x 17`11"	Laundry	Second	5`2" x 9`10"

Bedroom - Primary

Second

12`6" x 14`11"

Walk-In Closet
Legal/Tax/Financial

Second

9`10" x 5`3"

Title:
Fee Simple
Legal Desc:

2211112

Zoning:
R2

Remarks

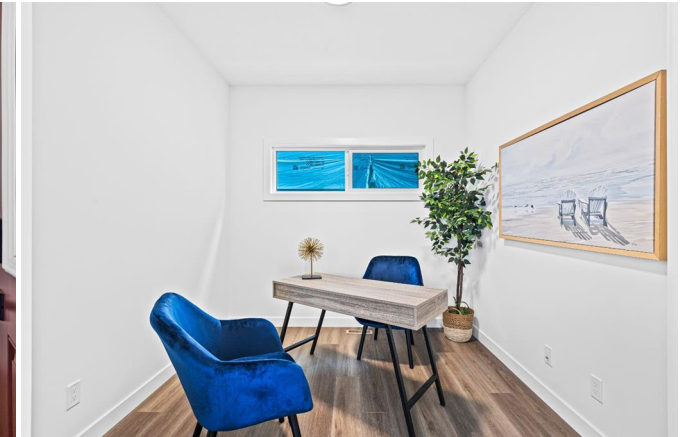
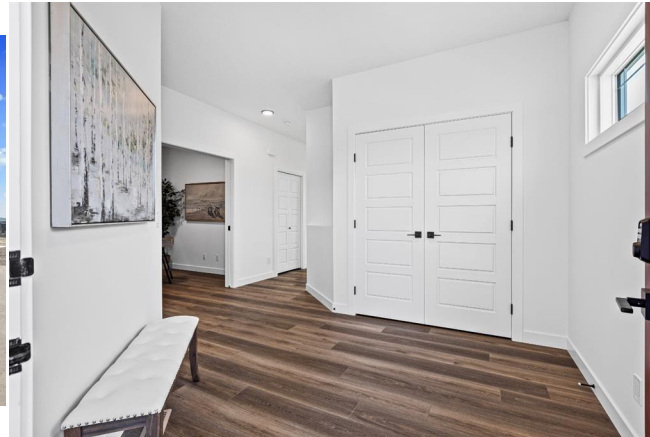
Pub Rmks:

***QUICK POSSESSION* Welcome to your dream home in the new and upcoming community of Lanark Landing, Airdrie! This stunning 4-bedroom, 3-bathroom house offers quick possession and is perfect for families and entertainers alike. -Key Features: *Location*: Easily accessible via the new 40 Avenue exit off Deerfoot Trail entering into the City of Airdrie, this home is situated 3 minutes from the highway exit. *Spacious Layout*: Enjoy 9ft ceilings throughout the home, creating a spacious and airy feel. The upstairs bonus room features vaulted ceilings, adding an extra touch of elegance. *Gourmet Kitchen*: The massive kitchen is a chef's delight with ample storage, a big island, full-height cabinets, and stainless steel appliances. A spice kitchen adds convenience for culinary enthusiasts. *Cozy and Inviting*: Designed for comfort, this home exudes cozy vibes, making it perfect for family gatherings and entertaining guests. *Additional Amenities*: A side entrance offers easy access, while the 5 pc ensuite bath in the main master bedroom provides a luxurious retreat. *Functional Spaces*: A dedicated office space is ideal for working from home or managing household tasks. *Community Perks*: -Family-Friendly: Lanark Landing includes a pump track, skating rink, playgrounds, and walking trails. There are five schools, located within and nearby the community, making it perfect for families. Don't miss out on this exceptional opportunity to own a beautiful home in Lanark Landing. Contact us today for a viewing and experience all that this vibrant community has to offer!**

Inclusions:
Property Listed By:

N/A
Real Broker

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











935 Langholm Dr SE, Balzac, AB

2nd Floor Exterior Area 1326.44 sq ft
Interior Area 1203.91 sq ft



PREPARED: 2024/07/06



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

935 Langholm Dr SE, Balzac, AB

Main Floor Exterior Area 972.00 sq ft
Interior Area 892.73 sq ft
Excluded Area 410.15 sq ft



PREPARED: 2024/07/06



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.