



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1107 LANARK Boulevard, Airdrie T4A 3M9**

MLS® #: **A2149677**

Area: **Lanark**

Listing Date: **07/19/24**

List Price: **\$579,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,230**

Low Sqft:

Ttl Sqft: **1,230**

Lot Information

Lot Sz Ar: **3,933 sqft**

Lot Shape:

DOM

**59**

Layout

Beds: **1 (1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Landscaped,Level**

Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Off Street**

Utilities and Features

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

Construction: **Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 13`6"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`0" x 11`0"</b>
<b>Nook</b>	<b>Main</b>	<b>12`9" x 9`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`3" x 4`4"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R2-T**

Legal Desc:

**2210806**

Remarks

Pub Rmks:

**Welcome to main floor living with the Cambridge, Douglas Homes' elegant bungalow showhome situated on a corner lot in the vibrant new community of Lanark. This luxurious home offers a spacious primary suite with ensuite bath + MASSIVE walk in closet, open concept office/den, designer kitchen with a bright eating nook and walk in pantry, plus a second FULL bath off of your inviting great room. The open concept living and dining area allow for seamless flow within the space and out toward your rear treated wood deck & landscaped yard. Upgrades to this stunning home include 10' ceilings throughout with 8' doors in common areas, high-end lighting package, engineered hardwood flooring, flex room with matte black gridscape wall, quartz countertops, full-height cabinetry, custom window coverings throughout, energy efficient furnace and hot water tank, heat recovery ventilation (HRV), rough-in radon mitigation, and CENTRAL AIR. Located centrally in the welcoming community of Lanark, with convenient commuter access to QE2 AND nearby amenities, don't miss the unique opportunity to own this exquisite home!**

Inclusions:

**N/A**

Property Listed By:

**Real Broker**

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