



THE
A-TEAM

**RE/MAX
FIRST**

51 LAMBEAU , Airdrie T4A 3P3

MLS®#: **A2150077**

Area: **Lanark**

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

List Price: **\$549,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,277**

Low Sqft:

Ttl Sqft: **1,277**

Lot Information

Lot Sz Ar: **2,704 sqft**

Lot Shape:

DOM

59

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
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,See Remarks,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`9" x 14`6"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`3" x 10`0"
3pc Ensuite bath	Second	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	12`7" x 9`6"
Bedroom - Primary	Second	11`5" x 12`1"
Bedroom	Second	9`8" x 9`7"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Meet the St. Andrews, a remarkable 3 Bedroom 2.5 Bath townhome master built by Douglas Homes, in the welcoming community of Lanark. This unique home has all the upgrades! 9' knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, detached double garage, front concrete patio and a treated wood deck, all on a fully landscaped, fenced lot with SEPARATE SIDE ENTRY & NO CONDO FEES. The bright and spacious main floor layout includes a breezy open kitchen with 9' island, great room with oversized windows & electric fireplace and a convenient main floor powder room. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished basement awaits your vision. Lanark is a new community brimming with amenities - schools, shopping, parks, playgrounds, hockey rink, pump track, community gardens and more are all close by. All this AND there is still time to select you interior colours! Don't miss this unique opportunity to own this exceptional home. ***Photos are from show home & are representative of features and finishes, floor plans may not be exactly as shown.**

Inclusions:	N/A
Property Listed By:	Real Broker

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