



THE
A-TEAM

**RE/MAX
FIRST**

892 LANGHOLM Drive, Airdrie T4A 3R2

MLS®#: **A2151814**

Area: **Lanark**

Listing Date: **07/23/24**

List Price: **\$724,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$25k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,792 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,058**
Low Sqft:
Ttl Sqft: **2,058**

DOM

55
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	0`0" x 0`0"
Bedroom	Main	9`10" x 8`8"
Nook	Main	10`4" x 10`0"
Bonus Room	Second	13`0" x 13`0"
Bedroom	Second	9`6" x 10`8"
Bedroom	Second	10`0" x 12`0"
3pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	13`6" x 10`6"
Great Room	Main	16`0" x 13`0"
Office	Second	5`9" x 9`4"
Walk-In Closet	Second	
Walk-In Closet	Second	0`0" x 0`0"
Laundry	Second	0`0" x 0`0"

Bedroom - Primary
Walk-In Closet

Second
Basement

12`0" x 13`0"
0`0" x 0`0"

5pc Ensuite bath

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211112

Zoning:
R1-U

Remarks

Pub Rmks:

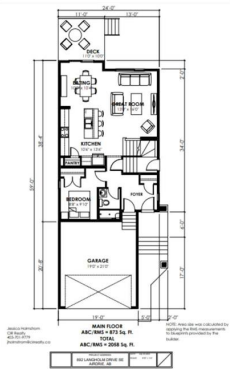
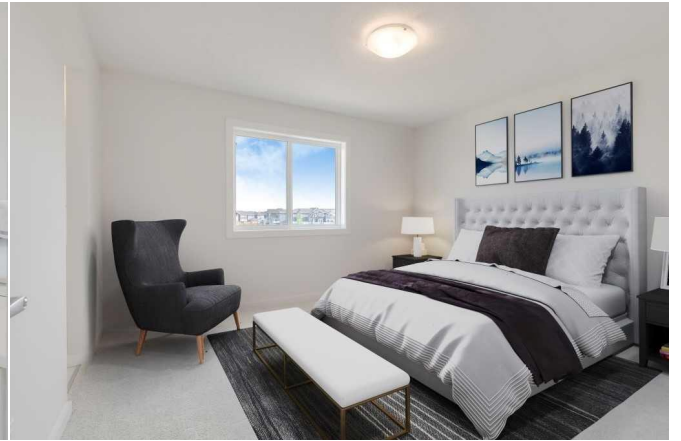
Discover the perfect blend of modern design and family-friendly comfort in this stunning Homes by Avi Gabriel model, located in the sought-after community of Lanark Landing in Airdrie. This two-story single-family home is a true gem, offering an array of high-end features and thoughtful touches that make it an ideal choice for your next home. Step inside and be greeted by an inviting open-concept main floor, where the spacious kitchen, nook, and great room flow seamlessly together. The kitchen is a chef's dream, boasting a large island with a breakfast bar, full-height cabinets, a built-in microwave, and a stylish chimney hood fan. Quartz countertops elevate the kitchen's elegance, providing a sleek and durable surface for all your culinary adventures. Adjacent to the kitchen, the nook opens onto a rear deck, perfect for outdoor dining and entertaining. The great room features a cozy fireplace, creating a warm and welcoming ambiance for family gatherings. Convenience meets versatility with a bedroom and a 3-piece bath, complete with a standing shower, located on the main floor. This space is perfect for guests, multi-generational living or a convenient workspace. The attached two-car garage provides ample storage and gives you easy access to the home. Ascend to the second floor, where you'll find a well-appointed laundry room, a bright bonus room, and a convenient pocket office, offering plenty of space for work, play, and relaxation. Two secondary bedrooms, each with walk-in closets, share a stylish 3-piece main bath. The large master bedroom is a serene retreat, featuring a luxurious 5-piece ensuite with double sinks, a glass shower, a soaker tub, and an expansive walk-in closet. The basement of this home is a blank canvas, featuring a spacious area with a 9' foundation wall and a side entry door, ready for your future plans. Whether you envision a home gym, a media room, or additional living space, the possibilities are endless. Set in the tranquil and vibrant community of Lanark Landing, this home offers the perfect balance of serenity and convenience. Enjoy easy access to a variety of local amenities, including parks, schools, shopping, and dining options. With possession available in late August, this exceptional home will soon be ready to welcome you and your family to a life of comfort and style. Don't miss the opportunity to make this dream home your reality!

Inclusions:
Property Listed By:

N/A
CIR Realty

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





ARC: 886 + 1188 Sq. Ft.