



THE
A-TEAM

**RE/MAX
FIRST**

907 LANGHOLM Drive, Airdrie T4A 3P7

MLS®#: **A2159837**

Area: **Lanark**

Listing Date: **08/23/24**

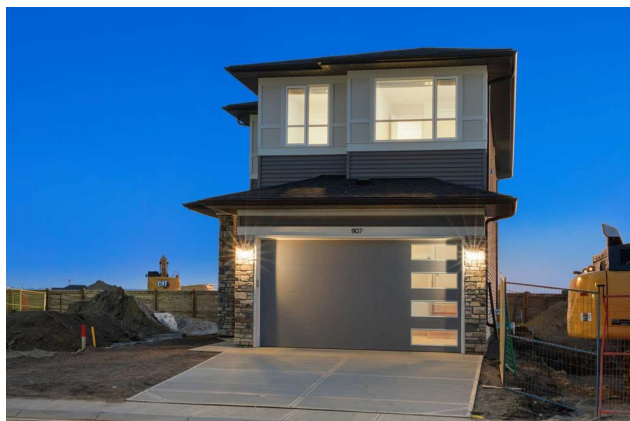
List Price: **\$779,000**

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: **3,569 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,352**
Low Sqft:
Ttl Sqft: **2,352**

DOM

90
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard**
Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	16`11" x 11`11"
Dining Room	Main	15`0" x 11`0"
Foyer	Main	9`5" x 6`2"
2pc Bathroom	Main	5`0" x 4`10"
Bedroom - Primary	Second	17`3" x 12`11"
4pc Ensuite bath	Second	10`5" x 9`7"

Room	Level	Dimensions
Kitchen	Main	14`1" x 11`3"
Pantry	Main	7`9" x 5`8"
Mud Room	Main	7`9" x 4`11"
Bonus Room	Second	17`2" x 13`11"
Walk-In Closet	Second	9`8" x 6`4"
Bedroom	Second	11`10" x 8`11"

Bedroom	Second	11`3" x 8`7"	Bedroom	Second	9`10" x 9`7"
Laundry	Second	6`6" x 5`1"	4pc Bathroom	Second	9`2" x 4`11"
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **R2**
 Legal Desc: **2211112**

Remarks

Pub Rmks: **WELCOME to this GORGEOUS - Homes by Avi - NEWLY BUILT, 2 Storey that has 2352.68 Sq Ft of DEVELOPED Living Space, + another 1004.57 Sq Ft of Unfinished Basement (SIDE ENTRANCE), an ATTACHED DOUBLE GARAGE, 4 BEDROOMS, 2.5 BATHROOMS (incl/EN-SUITE) on a 3569 Sq Ft LOT in the SOUGHT-AFTER Community of LANARK in Airdrie!!! We begin w/Curb Appeal incl/Stone on the exterior, + a UNIQUE Garage Door w/4 Windows allowing in light when working on a vehicle or a project inside. The Covered Front Porch has an extra railing, + Front Entryway Door that has windows. As you step inside the Foyer, you are drawn to the 9' CEILINGS, LVP Flooring, NEUTRAL Colour Tones, + NATURAL LIGHT coming through the Windows throughout. A 2 pc Bathroom is there, as well as the MUD ROOM which has access to the Garage. Right through to the HUGE WALK-THROUGH PANTRY (STORAGE) which is CONVENIENT for carrying in those groceries from the garage. We head to the SLEEK CHEF'S STYLE Kitchen to see the BEAUTIFUL 2-TONED Cabinetry, Tiled Backsplash, QUARTZ Countertops w/Cupboards for STORAGE, SS/BLACK Appliances, an ISLAND w/Sink, + prep area incl/BREAKFAST BAR for those On-the-go meals, + Pendant Lighting. The Dining Room area is PERFECT for those Dinners w/FAMILY, + FRIENDS around the table having meaningful conversations. The Patio Door leading out to the WEST-FACING Backyard (ENHANCES PRIVACY due to its orientation away from main roads, + warmer in winter months w/SUNLIGHT coming in the latter part of the day). A future Deck/Patio will offer a TRANQUIL RETREAT from the Hustle & Bustle of daily life incl/taking in the Sunset or Star Gazing. The Living Room has an ELECTRIC Fireplace that looks STUNNING, + gives a COZY feel to the space whether cuddling up on the couch on a chilly night, or reading a book as you RELAX after a long day. Heading up to the Carpeted Upper Floor is the LARGE Bonus Room which INVITES Family Game Nights/watching Movie Marathons together, or even an area for an OFFICE/HOMEWORK station where it is QUIET. The Primary Bedroom will fit a King-Sized Bed w/Furniture. A Tiled 4 pc Bathroom incl/Water Closet, Soaker Tub, Standing Glass Shower, + a roomy WALK-IN Closet. On the other side of the Bonus Room is the 4 pc Bathroom w/Soaker Tub, a Laundry Room, + the GOOD-SIZED 2nd, 3rd, + 4th Bedrooms. There are 9' CEILINGS in the Undeveloped Basement, which also has ROUGH-IN for Kitchen/Bathroom/Laundry room so POTENTIAL for an extra Bedroom for a Mother-in-Law, or an Office/Recreation area. MAJOR UPGRADE in this HOME is the 200 amp Service for electric cars/hot tubs. The New Home Warranty is also included in all HOMES BY AVI for PEACE of mind. EASY access out of Airdrie to Highway 2, + minutes drive to all AMENITIES. Pathways connect the community to Ponds, Pergolas to relax under, Parks, Playgrounds, Picnic areas, Firepits, + an Outdoor Amphitheater. Residents can access the Baseball diamonds, Basketball courts, + multiple Soccer fields. BOOK your showing TODAY!!!**

Inclusions: **Venetian Blinds**
 Property Listed By: **RE/MAX House of Real Estate**

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





