



THE
A-TEAM

**RE/MAX
FIRST**

67 LAMBEAU Lane, Airdrie T4A 3P3

MLS®#: **A2160912** Area: **Lanark** Listing **08/27/24** List Price: **\$509,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,139**
Lot Information Low Sqft:
 Lot Sz Ar: **2,200 sqft** Ttl Sqft: **1,139**
 Lot Shape:

DOM

22
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,Greenbelt,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: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 11`8"	Nook	Main	10`2" x 10`0"
Kitchen	Main	11`11" x 9`6"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	11`8" x 11`2"	3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`0" x 9`5"	Bedroom	Second	10`0" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211631

Zoning:
R2-T

Remarks

Pub Rmks:

Welcome to the Troon, Master built by Douglas Homes in the vibrant new community of Lanark. Offering the best of modern living, you'll find playgrounds, scenic pathways, shopping, and a brand new pump track - all within this growing and welcoming neighbourhood. The open concept floor plan of this exceptional home showcases a large, light-filled great room, dining nook & gourmet kitchen equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located centrally in this thriving community, with convenient commuter access to QE2 AND nearby amenities, don't miss this unique opportunity to own this exquisite home! *This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.**

Inclusions:

N/A

Property Listed By:

Real Broker

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