



THE
A-TEAM

**RE/MAX
FIRST**

3 LAWRENCE Green, Airdrie T4A 3M9

MLS®#: **A2162192**

Area: **Lanark**

Listing Date: **09/04/24**

List Price: **\$754,900**

Status: **Active**

County: **Airdrie**

Change: **-\$4k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,090 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,977**

Low Sqft:

Ttl Sqft: **1,977**

DOM

78

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,No Neighbours Behind

Double Garage Attached,Insulated,On Street,Oversized,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Open Floorplan,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"	Dining Room	Main	10`11" x 7`5"
Kitchen	Main	10`11" x 15`11"	Living Room	Main	12`0" x 13`2"
4pc Bathroom	Second	4`10" x 8`0"	5pc Ensuite bath	Second	9`10" x 10`6"
Bedroom	Second	11`11" x 10`9"	Bedroom	Second	9`1" x 10`7"
Bedroom - Primary	Second	11`11" x 14`4"	Family Room	Second	12`7" x 13`8"
Office	Second	9`10" x 4`11"	Walk-In Closet	Second	9`10" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2111362

Remarks

Pub Rmks:

PRICE REDUCED! Welcome to this 2023 custom built home by Castellano in the vibrant community of Lanark, Airdrie. This remarkable home combines sophisticated design with exceptional functionality, offering a range of \$60,000 of upgraded features that make it truly stand out. From the moment you arrive, you'll notice the impressive stature of the farm house design plus an oversized garage, measuring 17.7x26.9 feet, complete with added lighting for convenience. The grandeur of 9-foot ceilings on both the main and upper floors enhances the spacious feel of the home. The custom floor plan is thoughtfully designed to cater to modern living, featuring a striking waterfall island in the kitchen with an oversized 9'x4' island, complemented by custom navy blue kitchen cabinets with gold accents and high-end appliances, including a gas range. The kitchen is not only functional but also stylish, with an upgraded farm house sink and a large pantry for ample storage. The home's aesthetic appeal is further elevated by elegant black trim windows, vinyl flooring on main and second floor, and upgraded lighting fixtures throughout. The main living area is highlighted by a beautifully upgraded fireplace, creating a cozy focal point. Sliding open the 8'x10' middle opening patio doors, you'll find yourself with a private entry to a serene park, perfect for outdoor relaxation. The upper floor features luxurious touches such as a large bonus room, walk-in closets in the bedrooms and upgraded bathrooms. Enjoy the comfort of tiled showers and a larger shower in the main bath, along with upgraded shower faucets and undermount sinks for a sleek look. The Jack-and-Jill bathroom provides convenience for families, while the hidden room in the master bedroom offers a unique space for a nursery, home office or studio for your next YouTube channel. The basement is designed for both comfort and versatility, featuring a separate entry from the mudroom, an extra window for natural light, and plumbed for a wet bar and bathroom is ideal for future development. Living in Lanark means enjoying a vibrant community with a wealth of amenities. This family-friendly neighborhood boasts well-maintained parks, walking trails, and a strong sense of community. Residents benefit from proximity to excellent schools, shopping centers, and recreational facilities, making it a perfect place for families and individuals alike. This home in Lanark offers not only luxurious living but also the convenience of a dynamic and welcoming community. Don't miss your chance to experience the best of both worlds—schedule a viewing today!

Inclusions:
Property Listed By:

n/a
eXp Realty

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









