



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1187 LANARK Boulevard, Airdrie t4a3m9**

MLS®#: **A2163658**

Area: **Lanark**

Listing Date: **09/07/24**

List Price: **\$524,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 12-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,268**  
Low Sqft:  
Ttl Sqft: **1,268**

DOM

**75**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Lot Information

Lot Sz Ar: **2,166 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks**  
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 12`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`4" x 7`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`9" x 15`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 10`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210806**

Zoning:  
**R2-T**

Remarks

Pub Rmks: **!! No condo fees !! This home in Airdrie's Lanark community is a fantastic opportunity! The newly built property features modern design elements like 9ft ceilings and hardwood floors on the main level, creating a spacious and elegant feel. The kitchen, with its quartz countertops and upgraded stainless steel appliances, is perfect for cooking and entertaining. The main level's layout, including a separate dining room and convenient 2-piece powder room, offers both functionality and comfort. Upstairs, the primary bedroom with its walk-in closet and ensuite bathroom creates a peaceful retreat, while two additional large bedrooms and a full bathroom provide ample space for guests, family, or hobbies. Outside, the deck and soon-to-be landscaped and fenced backyard offer a great outdoor living area. The double detached garage is an added bonus for parking and storage. With no condo fees, this home is a great option for those seeking a blend of style, convenience, and value.**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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







