



THE
A-TEAM

**RE/MAX
FIRST**

1187 LANARK Boulevard, Airdrie t4a3m9

MLS®#: **A2163658**

Area: **Lanark**

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

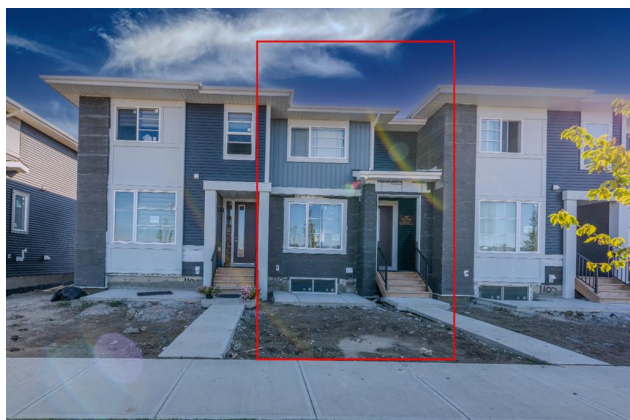
List Price: **\$539,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2024

Lot Information

Lot Sz Ar:

2,166 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,268

Low Sqft:

Ttl Sqft:

1,268

DOM

11

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot,See Remarks
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
2pc Bathroom	Main	5`1" x 5`1"
Kitchen	Main	13`5" x 12`6"
3pc Ensuite bath	Second	7`4" x 7`8"
Bedroom	Second	9`6" x 10`1"
Bedroom - Primary	Second	11`9" x 15`7"

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

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