

140 LANGWELL Common, Airdrie T4A 3R3

MLS®#: **A2170731** Area: **Lanark** Listing Date: **10/03/24** List Price: **\$519,900**
 Status: **Pending** County: **Airdrie** Change: **-\$10k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,413 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Greenbelt,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`2"	Kitchen	Main	12`11" x 13`9"
Dining Room	Main	11`1" x 10`8"	Living Room	Main	11`11" x 13`6"
3pc Bathroom	Second	8`4" x 5`0"	3pc Ensuite bath	Second	5`0" x 8`3"
Bedroom	Second	8`3" x 12`3"	Bedroom	Second	8`4" x 12`3"
Bedroom - Primary	Second	11`7" x 15`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
 Legal Desc: **4**

Remarks

Pub Rmks: **Welcome to this delightful 1,413 sq ft semi-detached home, ideally located in a vibrant and growing community. This home boasts 3 generously sized bedrooms and 2.5 bathrooms, perfect for a family or those seeking extra space. The open-concept main floor is designed for comfort and style, featuring a spacious living area, modern kitchen, and dining space that flows seamlessly for everyday living and entertaining. Enjoy the beautiful view of the school green field right across from your home, providing a peaceful backdrop and a safe space for children to play. You'll love the convenience of being a short walk away from the Lanark Landing Pump Track and Lanark Community Garden, perfect for outdoor activities and connecting with neighbors. Commuting is made easy with quick access to Highway 2 via 40 Ave, and you're just a 12-minute drive from Costco and CrossIron Mills for all your shopping and dining needs. Experience the perfect blend of comfort, convenience, and community in this wonderful home!**

Inclusions: **None**
Property Listed By: **MaxWell Central**

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





