



THE
A-TEAM

**RE/MAX
FIRST**

716 LANGLEY Terrace, Airdrie T4A3R1

MLS® #: **A2173931**

Area: **Lanark**

Listing Date: **10/18/24**

List Price: **\$694,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

2,138

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,138

Lot Information

Lot Sz Ar:

3,125 sqft

Lot Shape:

DOM

3

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level,Street Lighting

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Dining Room	Main	10`7" x 106`0"
Great Room	Main	12`6" x 12`6"	Bedroom	Main	9`10" x 9`1"
Bedroom - Primary	Upper	13`0" x 12`8"	Bedroom	Upper	10`8" x 11`3"
Bedroom	Upper	11`0" x 11`6"	Bonus Room	Upper	14`5" x 11`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R2

Legal Desc:

2311882

Remarks

Pub Rmks:

Welcome to the Caspian 2 by Sterling Homes! This thoughtfully designed, spacious duplex offers an open-concept layout with standout features. Enjoy 9' ceilings on both the main floor and basement, with extra windows throughout to enhance natural light. The main floor boasts a full bedroom and bathroom, perfect for guests or multigenerational living. The kitchen is a chef's dream, featuring granite or quartz countertops, stainless steel appliances, a gas line to the range, a walk-in pantry, and a chimney hood fan. The luxurious 5-piece ensuite includes dual sinks, a soaker tub, a walk-in shower with a fiberglass base and tiled walls, plus a sliding glass barn door. Other highlights include a side entrance, a vaulted ceiling in the bonus room, an electric fireplace with a floor-to-ceiling tile face, and a privacy wall at the rear. Triple-pane windows and the Smart Energy Package add efficiency, making this home both stylish and practical. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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



Main Level: 971 sq. ft.



Upper Level: 1102 sq. ft.