



THE
A-TEAM

**RE/MAX
FIRST**

716 LANGLEY Terrace, Airdrie T4A3R1

MLS® #: **A2173931** Area: **Lanark** Listing **10/18/24** List Price: **\$679,150**
 Status: **Pending** County: **Airdrie** Date: Change: **-\$16k, 18-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: **3,125 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level, Street Lighting**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,138**
 Low Sqft:
 Ttl Sqft: **2,138**

DOM

33
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

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.