



THE
A-TEAM

**RE/MAX
FIRST**

1199 LANARK Boulevard, Airdrie T3A 3M9

MLS® #: **A2180392** Area: **Lanark** Listing Date: **11/22/24** List Price: **\$524,900**
 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: **1,354**
 Low Sqft:
 Ttl Sqft: **1,354**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	31`5" x 40`5"	Bedroom	Second	29`9" x 40`9"
Bedroom - Primary	Second	37`9" x 39`1"	2pc Bathroom	Main	8`6" x 22`8"
4pc Bathroom	Second	15`7" x 27`1"	3pc Ensuite bath	Second	23`9" x 24`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R2-T**

Legal Desc:

2210806

Remarks

Pub Rmks:

Townhome for Sale in Lanark - Airdrie's Most Desired Community! OPEN HOUSE DEC 21, SATURDAY, 1-3PM Welcome to this stunning 3-bedroom, 2.5-bathroom townhome located in Lanark, one of Airdrie's fastest-growing and most sought-after neighborhoods. This property offers the perfect combination of style, functionality, and convenience, with no condo fees! **Key Features:** • Double Detached Garage • Fenced and Landscaped by the builder for immediate outdoor enjoyment • Spacious Backyard with Deck - perfect for relaxing or entertaining • 9-ft Ceilings on the Main Floor • Elegant Hardwood Flooring throughout the open-concept layout • Modern Design with upgraded lighting, color palette, and finishes • Functional Layout to suit all lifestyles • Second-Floor Laundry Space - no more carrying laundry up and down stairs! **Prime Location:** • Park-facing - enjoy beautiful views and outdoor activities right at your doorstep • Close to schools, shopping, and essential amenities • Convenient access to the highway, thanks to the new intersection nearby This townhome is a complete package for families or professionals looking for modern living in a vibrant community. Don't miss out - call today to book your showing or for more details about this fantastic listing!

Inclusions:

NONE

Property Listed By:

CIR Realty

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









