



THE
A-TEAM

**RE/MAX
FIRST**

204 LANGWELL Common, Airdrie T4A3R4

MLS® #: **A2182832** Area: **Lanark** Listing Date: **12/09/24** List Price: **\$619,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,546**
 Low Sqft:
 Ttl Sqft: **1,546**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Interior Lot,Landscaped,Private,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 14`6"	Nook	Main	111`9" x 9`9"
Flex Space	Main	10`6" x 10`5"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	11`5" x 12`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"
Bedroom	Upper	9`1" x 10`10"	Bedroom	Upper	9`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311882

Zoning:
R2

Remarks

Pub Rmks:

Step into the Fernie 3, a remarkable open plan design, Master Built by Douglas Homes. This exceptional single-family home boasts an open floor plan with an inviting Great Room; Gourmet kitchen featuring quartz countertops, 42" upper cabinets, spacious centre island and stainless steel appliances; And a large main floor flex room, creating versatile spaces for your work and play. Other main floor features include: Hardwood flooring throughout, 9' ceilings and towering 8' doors. Upstairs you'll find your family oasis - your spacious Primary bedroom, with walk in closet and 5-piece (!) ensuite bath, convenient upstairs laundry room, 4-piece main bath and 2 additional bedrooms. Separate side entry offers private access to the full sized basement, awaiting your finishing touches. Located on a prime corner lot, steps away from the community pump-track and future school, this home is a must-see. Lanark is a dynamic new community, offering the best of quiet family living - minutes from commuter routes into the hustle and bustle of the city! *Photos are taken from a different property of the same plan, some features and finishes may vary. Taxes have not yet been assessed.**

Inclusions:
Property Listed By:

N/A
Real Broker

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





