

67 LAMBEAU Lane, Airdrie T4A 3P3

MLS®#: **A2186372** Area: **Lanark** Listing **01/08/25** List Price: **\$494,900**
 Status: **Active** County: **Airdrie** Date: Change: **-\$15k, 24-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2025** Abv Sqft: **1,139**
Lot Information Low Sqft:
 Lot Sz Ar: **2,260 sqft** Ttl Sqft: **1,139**
 Lot Shape:

DOM

87
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Concrete,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`1" x 11`8"	Kitchen	Main	11`11" x 9`6"
Dining Room	Main	10`2" x 10`0"	2pc Bathroom	Main	
Bedroom - Primary	Second	11`8" x 11`2"	3pc Ensuite bath	Second	
Bedroom	Second	10`0" x 9`5"	Bedroom	Second	10`0" x 9`6"
4pc Bathroom	Second				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

r3

Legal Desc:

2216131

Remarks

Pub Rmks:

THIS HOME IS "UNDER CONSTRUCTION" 3-4 MONTHS TO COMPLETION. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. From the covered front porch you enter the spacious greatroom with electric fireplace, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms. Gorgeous "island" kitchen, featuring upgraded 42" soft close cabinets, quartz countertops, stainless steel fridge, dishwasher, over the range microwave/hoodfan, glass top self cleaning electric range. 3 bedrooms upstairs, including the large primary bedroom with 3pc ensuite, including 5 ft walk in shower, quartz vanity, and toilet. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY

Inclusions:

n/a

Property Listed By:

MaxWell Capital Realty

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

QUICK POSSESSION

TROON

67 Lambeau Lane SE • Lanark, Airdrie

1183 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

- ✓ Triplex
- ✓ No Condo Fees
- ✓ Detached Double Car Garage
- ✓ Front Concrete Pad
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Electric Fireplace
- ✓ Walk-in Closet



NOTES



*Price includes lot&gst. Price, features & plan are subject to change at any time.



