



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 LAMBEAU Lane, Airdrie T4A 3P3**

MLS®#: **A2186375**

Area: **Lanark**

Listing Date: **01/09/25**

List Price: **\$559,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **2,825 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,256**  
Low Sqft:  
Ttl Sqft: **1,256**

DOM

**23**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **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>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 7`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 11`6"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 9`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>Laundry</b>	<b>Second</b>	<b>3`8" x 3`6"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**r3**

Legal Desc:

**2211631**

Remarks

Pub Rmks:

**END UNIT, THIS HOME IS UNDER CONSTRUCTION, , APPROX 3-4 MONTHS TO COMPLETION. SIDE ENTRY TO BASEMENT! ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.**

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

# ST. ANDREWS

71 Lambeau Lane SE • Lanark, Airdrie

1302 sq ft 3 bedrooms 2.5 bathrooms 20'



## FEATURES

- ✓ Triplex
- ✓ No Condo Fees
- ✓ Basement Side Entry
- ✓ 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.



