



THE
A-TEAM

**RE/MAX
FIRST**

907 LANGHOLM Drive, Airdrie T4A 3P7

MLS®#: **A2188919**

Area: **Lanark**

Listing Date: **01/23/25**

List Price: **\$749,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,352**
Low Sqft:
Ttl Sqft: **2,352**

Lot Information

Lot Sz Ar: **3,569 sqft**
Lot Shape:

DOM

10
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

| Room | Level | Dimensions |
|-------------------|--------|-----------------|
| Living Room | Main | 16`11" x 11`11" |
| Dining Room | Main | 15`0" x 11`0" |
| Foyer | Main | 9`5" x 6`2" |
| 2pc Bathroom | Main | 5`0" x 4`10" |
| Bedroom - Primary | Second | 17`3" x 12`11" |
| 4pc Ensuite bath | Second | 10`5" x 9`7" |

| Room | Level | Dimensions |
|----------------|--------|----------------|
| Kitchen | Main | 14`1" x 11`3" |
| Pantry | Main | 7`9" x 5`8" |
| Mud Room | Main | 7`9" x 4`11" |
| Bonus Room | Second | 17`2" x 13`11" |
| Walk-In Closet | Second | 9`8" x 6`4" |
| Bedroom | Second | 11`10" x 8`11" |

| | | | | | |
|---------------------|---------------|---------------------|---------------------|---------------|---------------------|
| Bedroom | Second | 11`3" x 8`7" | Bedroom | Second | 9`10" x 9`7" |
| Laundry | Second | 6`6" x 5`1" | 4pc Bathroom | Second | 9`2" x 4`11" |
| Legal/Tax/Financial | | | | | |

Title: **Fee Simple**
 Legal Desc: **2211112**

Zoning: **R2**

Remarks

Pub Rmks: **WELCOME to this GORGEOUS - Homes by Avi - BRAND NEW, NEVER LIVED IN, 2 Storey that has 2352.68 Sq Ft of DEVELOPED Living Space, + another 1004.57 Sq Ft of Unfinished Basement (SIDE ENTRANCE), an ATTACHED DOUBLE GARAGE, 4 BEDROOMS, 2 1/2 BATHROOMS (incl/EN-SUITE) on a 3569 Sq Ft LOT in the SOUGHT-AFTER Community of LANARK in Airdrie!!! We begin w/Curb Appeal incl/Stone on the exterior, + a UNIQUE Garage Door w/4 Windows allowing in light when working on a vehicle or a project inside. The Covered Front Porch has an extra railing, + Front Entryway Door that has windows. As you step inside the Foyer, you are drawn to the 9' CEILINGS, LVP Flooring, NEUTRAL Colour Tones, + NATURAL LIGHT coming through the Windows throughout. A 2 pc Bathroom is there, as well as the MUD ROOM which has access to the Garage. Right through to the HUGE WALK-THROUGH PANTRY (STORAGE) which is CONVENIENT for carrying in those groceries from the garage. We head to the SLEEK CHEF'S STYLE Kitchen to see the BEAUTIFUL 2-TONED Cabinetry, Tiled Backsplash, QUARTZ Countertops w/Cupboards for STORAGE, SS/BLACK Appliances, an ISLAND w/Sink, + prep area incl/BREAKFAST BAR for those On-the-go meals, + Pendant Lighting. The Dining Room area is PERFECT for those Dinners w/FAMILY, + FRIENDS around the table having meaningful conversations. The Patio Door leading out to the WEST-FACING Backyard (ENHANCES PRIVACY due to its orientation away from main roads, + warmer in winter months w/SUNLIGHT coming in the latter part of the day). A future Deck/Patio will offer a TRANQUIL RETREAT from the Hustle & Bustle of daily life incl/taking in the Sunset or Star Gazing. The Living Room has an ELECTRIC Fireplace that looks STUNNING, + gives a COZY feel to the space whether cuddling up on the couch on a chilly night, or reading a book as you RELAX after a long day. Heading up to the Carpeted Upper Floor is the LARGE Bonus Room which INVITES Family Game Nights/watching Movie Marathons together, or even an area for an OFFICE/HOMEWORK station where it is QUIET. The Primary Bedroom will fit a King-Sized Bed w/Furniture. A Tiled 4 pc Bathroom incl/Water Closet, Soaker Tub, Standing Glass Shower, + a roomy WALK-IN Closet. On the other side of the Bonus Room is the 4 pc Bathroom w/Soaker Tub, a Laundry Room, + the GOOD-SIZED 2nd, 3rd, + 4th Bedrooms. There are 9' CEILINGS in the Undeveloped Basement, which also has ROUGH-IN for Kitchen/Bathroom/Laundry room so POTENTIAL for an extra Bedroom for a Mother-in-Law, or an Office/Recreation area. MAJOR UPGRADE in this HOME is the 200 amp Service for electric cars/hot tubs. The New Home Warranty is also included in all HOMES BY AVI for PEACE of mind. EASY access out of Airdrie to Highway 2, + minutes drive to all AMENITIES. Pathways connect the community to Ponds, Pergolas to relax under, Parks, Playgrounds, Picnic areas, Firepits, + an Outdoor Amphitheater. Residents can access the Baseball diamonds, Basketball courts, + multiple Soccer fields. BOOK your showing TODAY!!!**

Inclusions: **Venetian Blinds**
 Property Listed By: **RE/MAX House of Real Estate**

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











