



THE
A-TEAM

**RE/MAX
FIRST**

1163 LANARK Boulevard, Airdrie T4A 3P9

MLS®#: **A2196568**

Area: **Lanark**

Listing Date: **02/24/25**

List Price: **\$506,999**

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:

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,254**
Low Sqft:
Ttl Sqft: **1,254**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Forced Air,Hot Water,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Electric Range,Electric Water Heater,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Refrigerator,Humidifier,Microwave Hood Fan,Washer/Dryer Stacked**

Int Feat: **Chandelier,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	11`7" x 11`1"
Bedroom	Second	9`11" x 9`6"
3pc Ensuite bath	Second	7`4" x 7`3"
Living Room	Main	12`1" x 11`7"
Dining Room	Main	10`2" x 9`11"

Room	Level	Dimensions
Bedroom	Second	9`11" x 9`4"
2pc Ensuite bath	Main	4`11" x 4`11"
4pc Bathroom	Second	8`4" x 4`11"
Kitchen	Main	13`3" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210806

Zoning:
R2-T

Remarks

Pub Rmks: **Discover this stunning 2023-built townhome offering modern design, NO CONDO FEES, the newly built property features modern design elements like 9ft ceilings and hardwood floors on the main level, creating a spacious and elegant feel. The kitchen, with its quartz countertops and upgraded stainless steel appliances, is perfect for cooking and entertaining. The main level's layout, including a separate dining room and convenient 2-piece powder room, offers both functionality and comfort. Upstairs, the primary bedroom with its walk-in closet and ensuite bathroom creates a peaceful retreat, while two additional large bedrooms and a full bathroom provide ample space for guests, family, or hobbies. Outside, the deck and soon-to-be landscaped and fenced backyard offer a great outdoor living area. The double detached garage is an added bonus for parking and storage. With no condo fees, this home is a great option for those seeking a blend of style, convenience, and value. Move-in ready—don't miss out on this incredible opportunity!**

Inclusions:
Property Listed By: **N/A**
Creekside Realty

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







