



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**739 LANGLEY Terrace, Airdrie T4A3R1**

MLS® #: **A2199081**      Area: **Lanark**      Listing Date: **03/04/25**      List Price: **\$739,445**  
 Status: **Active**      County: **Airdrie**      Change: **-\$11k, 21-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,879**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,791 sqft**      Ttl Sqft: **1,879**  
 Lot Shape:

DOM

**32**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Double Vanity,French Door,Kitchen Island,Open Floorplan,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>12`4" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`2" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 10`6"</b>

**Bonus Room**

**Upper**

**14`0" x 11`3"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2311882**

Zoning:

**R1-U**

Remarks

Pub Rmks:

**Welcome to the Abbott, where style and functionality meet! The kitchen features stainless steel appliances, a chimney hood fan, gas range and a walk-in pantry. The main floor offers a convenient bedroom and full bath, plus a side entrance for added ease. Enjoy your private rear wood deck or cozy up by the electric fireplace. The vaulted bonus room is a true standout, with LVP flooring and extra space to unwind. The luxurious 5-piece ensuite includes a standing shower and soaker tub, with a bank of drawers between the dual sink vanity. With thoughtful touches like paint-grade railings with iron spindles, and a tray ceiling in the primary bedroom, this home is built for both comfort and style! Photos are representative.**

Inclusions:

**N/A**

Property Listed By:

**Bode Platform Inc.**

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







