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GRASSROOTS
REALTY GROUP

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204 Langwell Common SE
Airdrie, Alberta

MLS # A2182832

$619,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,546 sq.ft.	**Age:**	2024 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Interior Lot, Landscaped, Priva		

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished		**LLD:**	-
Exterior:	Mixed, Vinyl Siding		**Zoning:**	R2
Foundation:	Poured Concrete		**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Step into the Fernie 3, a remarkable open plan design, Master Built by Douglas Homes. This exceptional single-family home boasts an open floor plan with an inviting Great Room; Gourmet kitchen featuring quartz countertops, 42” upper cabinets, spacious centre island and stainless steel appliances; And a large main floor flex room, creating versatile spaces for your work and play. Other main floor features include: Hardwood flooring throughout, 9’ ceilings and towering 8’ doors. Upstairs you’ll find your family oasis – your spacious Primary bedroom, with walk in closet and 5-piece (!) ensuite bath, convenient upstairs laundry room, 4-piece main bath and 2 additional bedrooms. Separate side entry offers private access to the full sized basement, awaiting your finishing touches. Located on a prime corner lot, steps away from the community pump-track and future school, this home is a must-see. Lanark is a dynamic new community, offering the best of quiet family living – minutes from commuter routes into the hustle and bustle of the city! ***Photos are taken from a different property of the same plan, some features and finishes may vary. Taxes have not yet been assessed.