

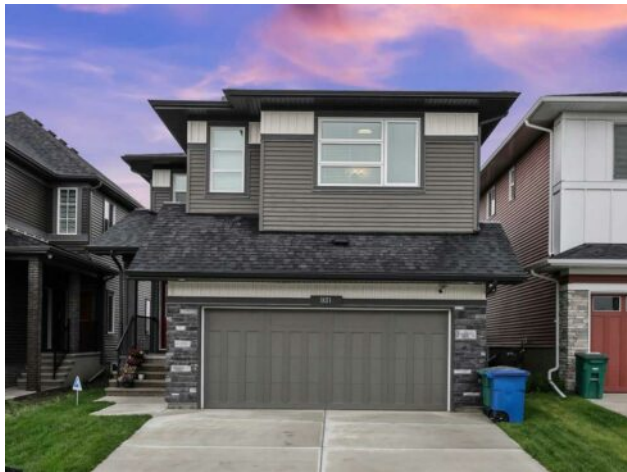


GRASSROOTS
REALTY GROUP

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931 Langholm Drive SE
Airdrie, Alberta

MLS # A2244807



\$799,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Lanark | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,547 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

| | |
|--------------------|----|
| Inclusions: | NA |
|--------------------|----|

Welcome to Your Dream Home in Kings Heights, Airdrie! Discover this brand-new, custom-built masterpiece nestled in the heart of Kings Heights—a vibrant, family-friendly community offering the perfect blend of small-town charm and modern convenience. Just minutes from schools, parks, shopping, and walking trails, this home provides easy access to both Airdrie's downtown and Calgary, making it ideal for growing families or professionals seeking comfort, style, and functionality. Step inside to an impressive open-concept layout bathed in natural sunlight, where every detail has been thoughtfully curated. Beautiful layout with accent lighting and an abundance of pot lights, the home radiates warmth and sophistication. The main floor features a spacious bedroom that easily doubles as a home office or flex room—perfect for guests, remote work, or multigenerational living. Including a full bathroom on the main floor. The chef-inspired kitchen is a true showstopper, complete with premium finishes, quartz countertops, an oversized island, and a full walk-in pantry for effortless organization and entertaining. The inviting living room offers beautifully crafted finishes and ample space to relax or host in style. Upstairs, retreat to a luxurious primary suite with a spa-like 5-piece ensuite, custom-tiled shower, and a massive walk-in closet designed with fashion and function in mind. Additional bedrooms include a second with its own ensuite, and two more sharing a convenient Jack & Jill bathroom. A dedicated upper-level laundry room adds even more convenience. With a double attached garage and upgrades throughout, this move-in-ready home checks every box. Separate side entrance leading to the unfinished basement ready for a income suite or your future needs. Don't miss your chance to own this stunning, fully upgraded home in one of Airdrie's

most sought-after communities. book your private showing—and make this masterpiece yours!