



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**723 Langley Terrace SE**  
**Airdrie, Alberta**

**MLS # A2251929**



**\$814,425**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,248 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home		

**Inclusions:** N/A

Welcome to the Bennett & a thoughtfully designed home combining luxury, comfort, and functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Plus built green, smart home features and Virtuo concierge services included in each home. Enjoy the convenience of a side entrance and a main floor bedroom with a full bath and walk-in shower. The main kitchen features stainless steel appliances and a chimney hood fan, complemented by a spice kitchen with gas range and pantry. The open-to-above great room showcases a floor-to-ceiling tiled electric fireplace, while the rear deck offers outdoor living space. Upstairs, a vaulted ceiling in the bonus room adds charm, and the spacious 5-piece ensuite includes a walk-in shower and soaker tub. Extra windows throughout fill the home with natural light. Photos are representative.