



GRASSROOTS
REALTY GROUP

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756 Langley Terrace SE
Airdrie, Alberta

MLS # A2257858



\$649,500

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,139 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Level, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Introducing the Caspian 2. 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. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! The gourmet kitchen is equipped with stainless-steel appliances, a waterfall island edge, a gas range, chimney hood fan, and a walk-in pantry. Enjoy a 9' basement, side entrance, and a rear wood deck with BBQ gas line Rl. A main floor bedroom with a full bathroom adds flexibility. The luxurious ensuite features dual undermount sinks, a soaker tub, and a tiled shower with a barn-style door. Additional features include a modern electric fireplace with tile and vaulted ceilings in the bonus room.