



GRASSROOTS
REALTY GROUP

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752 Langley Terrace SE
Airdrie, Alberta

MLS # A2258040



\$599,600

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,884 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, In Garage Electric Vehicle Charging Station(s), Single Garage		
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, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Built by a trusted builder with over 70 years of experience, this duplex showcases on-trend, designer-curated interior selections tailored to feel personalized to you. With energy-efficient and smart home features, plus moving concierge services included, this home makes everyday living effortless. Enjoy the convenience of a side entrance and a main floor bedroom with a full bath and soaker tub. The kitchen is designed for both function and style with stainless steel appliances, chimney hood fan with built-in microwave, tile backsplash, and a walk-in pantry. For added entertaining space, step onto the rear wood deck with BBQ gas line rough-in. The main living area offers a 9' ceiling that creates a bright and open atmosphere, while upstairs a vaulted ceiling in the bonus room adds extra charm. The spacious 5-piece ensuite includes dual vanities, undermount sinks, a soaker tub, and a walk-in shower. Extra windows throughout ensure the home is filled with natural light. This energy-efficient duplex is Built Green certified, featuring triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, buyers may be eligible for up to 25% mortgage insurance savings, and an electric car charger rough-in is included for future-ready convenience. Equipped with a full range of smart home technology, the duplex includes a programmable thermostat, Ring camera doorbell, smart front door lock, and motion-activated switches — all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.