



GRASSROOTS
REALTY GROUP

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83 Lambeau Lane SE
Airdrie, Alberta

MLS # A2276229



\$549,900

Division:	Lanark		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	r3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: n/a

PLEASE NOTE: UNTIL JAN 18 LIST PRICE CAN BE REDUCED BY ADDITIONAL \$7500 AS DEVELOPER BONUS.

IMMEDIATE POSSESSION, END UNIT, SIDE ENTRY TO BASEMENT. ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. Welcome to the "Kingston" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the front flexroom/den with close by 2pc powder room. 9ft ceiling and hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink in the huge island. The spacious dining area features a large picture window. The spacious greatroom with feature electric fireplace, with large picture window looking out onto the large back yard, with lots of space for the kids to play. Also a rear entry door to the deck for those summer bbq's. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity with his n her sinks. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. . THIS IS AN END UNIT WITH SIDE ENTRY TO THE BASEMENT.

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