



GRASSROOTS
REALTY GROUP

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240 Layton Link SE
Airdrie, Alberta

MLS # A2284664



\$609,995

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Built to 2025 specifications, this home features a main floor bedroom and full bath, additional windows throughout, a transom window above the front entry, and a vaulted bonus room. The kitchen includes a chimney hoodfan with microwave wall unit and a walk-in pantry with MDF shelving. Enjoy an electric fireplace with floor-to-ceiling tile, paint-grade railing with iron spindles, and wall detail in the dining room and primary bedroom. The primary bedroom offers a 3-piece ensuite with a tiled-wall fiberglass shower, while the main floor bath features the same finish. With a side entrance, 9' basement walls, painted basement floor, and a BBQ gas line, this home blends style, comfort, and functionality. 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 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 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are representative.