



**203 Langwell Common SE
Airdrie, Alberta**

MLS # A2295682



\$994,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,672 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Ov		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot, See		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS IS THE KIND OF HOME PEOPLE ASSUME WAS CUSTOM BUILT. A rare combination of scale, presence, and precision—anchored by a 9,336 SQ FT PIE-SHAPED LOT that opens wide at the rear, a full TRIPLE ATTACHED GARAGE, and a layout that feels elevated at every turn. The lot sets the tone immediately. It fans out behind the home, edging onto community pathways along one side while pulling away from neighbouring properties on the other. The result is a setting that feels MORE EXPANSIVE, MORE PRIVATE, and noticeably set apart from what’s typically offered. More sky, more light, and a sense of openness that’s felt the moment you step outside. Inside, the home carries itself with quiet confidence. A MAIN-FLOOR BEDROOM AND FULL BATH are thoughtfully positioned to offer privacy without compromise—ideal for guests or extended stays that feel effortless. The kitchen is refined and striking, finished with two-tone cabinetry, quartz countertops, A GAS COOKTOP, BUILT-IN WALL OVEN AND MICROWAVE, AND A CHIMNEY HOOD FAN—bringing a tailored, architectural presence to the space. In the great room, the fireplace becomes a defining feature. Sculptural in form—angled, dimensional, and rising with purpose—it anchors the space with a level of design detail rarely seen in spec construction. Upstairs, the BONUS ROOM delivers a sense of scale that’s difficult to replicate. VAULTED CEILINGS draw the eye upward while oversized windows pour natural light across the room, creating an atmosphere that feels airy, luminous, and effortlessly grand. It’s the kind of space that elevates everyday living without needing to announce itself. FOUR BEDROOMS extend from this level with equal care, including a primary retreat that feels composed and complete, with a

FIVE-PIECE ENSUITE, DEEP SOAKER TUB, and a walk-in closet that's as generous as it is functional. Even the laundry room is finished to match, with BUILT-IN CABINETRY, a folding counter, and a sink that brings a subtle layer of everyday luxury. Set within Lanark Landing in Airdrie—where pathways, parks, and gathering spaces are thoughtfully integrated—and with Calgary just a direct drive away, the location offers both connection and breathing room. This isn't a home that blends in with the rest. It feels selected, not assigned—like a custom build that was simply waiting to be found. With completion just days away and possession within reach, this is a rare opportunity to STEP INTO A HOME OF THIS CALIBRE WITHOUT THE WAIT. Arrange a private viewing through your agent and experience it in person—this is one that deserves to be seen.