



**100 Langwell Common SE
Airdrie, Alberta**

MLS # A2299660



\$595,900

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, executive-style fully finished duplex situated on a desirable corner lot in the sought-after community of Lanark. Featuring a heated garage with extra height to accommodate a lift, plus RV parking, this home offers both functionality and style. Step inside to a bright and spacious living room filled with natural light. The open-concept dining area flows seamlessly into a beautifully designed kitchen, complete with quartz countertops, stainless steel appliances, a pantry, and an abundance of elegant cabinetry - perfect for entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find two generous primary bedrooms, each featuring its own private ensuite and walk-in closet. Upper-level laundry adds everyday convenience. The fully finished basement expands your living space with a large family room, a third bedroom, and a 3-piece bathroom - ideal for guests or growing families. Enjoy being close to parks, pathways, schools and shopping! Make this your home today!