



**935 Langholm Drive SE  
Airdrie, Alberta**

**MLS # A2148588**



**\$849,220**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*QUICK POSSESSION\*** Welcome to your dream home in the new and upcoming community of Lanark Landing, Airdrie! This stunning 4-bedroom, 3-bathroom house offers quick possession and is perfect for families and entertainers alike. **-Key Features:** **\*Location\*:** Easily accessible via the new 40 Avenue exit off Deerfoot Trail entering into the City of Airdrie, this home is situated 3 minutes from the highway exit. **\*Spacious Layout\*:** Enjoy 9ft ceilings throughout the home, creating a spacious and airy feel. The upstairs bonus room features vaulted ceilings, adding an extra touch of elegance. **\*Gourmet Kitchen\*:** The massive kitchen is a chef's delight with ample storage, a big island, full-height cabinets, and stainless steel appliances. A spice kitchen adds convenience for culinary enthusiasts. **\*Cozy and Inviting\*:** Designed for comfort, this home exudes cozy vibes, making it perfect for family gatherings and entertaining guests.

**\*Additional Amenities\*:** A side entrance offers easy access, while the 5 pc ensuite bath in the main master bedroom provides a luxurious retreat. **\*Functional Spaces\*:** A dedicated office space is ideal for working from home or managing household tasks. **\*Community Perks\*:** **-Family-Friendly:** Lanark Landing includes a pump track, skating rink, playgrounds, and walking trails. There are five schools, located within and nearby the community, making it perfect for families. Don't miss out on this exceptional opportunity to own a beautiful home in Lanark Landing. Contact us today for a viewing and experience all that this vibrant community has to offer!