



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**935 Langholm Drive SE
Airdrie, Alberta**

MLS # A2171862



\$835,220

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

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

****QUICK POSSESSION**** Welcome to your dream home in the new and upcoming community of Lanark Landing, Airdrie! This stunning house includes 4 bedrooms and 3 bathrooms. -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!