



GRASSROOTS
REALTY GROUP

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

739 Langley Terrace SE
Airdrie, Alberta

MLS # A2199081



\$739,445

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Abbott, where style and functionality meet! The kitchen features stainless steel appliances, a chimney hood fan, gas range and a walk-in pantry. The main floor offers a convenient bedroom and full bath, plus a side entrance for added ease. Enjoy your private rear wood deck or cozy up by the electric fireplace. The vaulted bonus room is a true standout, with LVP flooring and extra space to unwind. The luxurious 5-piece ensuite includes a standing shower and soaker tub, with a bank of drawers between the dual sink vanity. With thoughtful touches like paint-grade railings with iron spindles, and a tray ceiling in the primary bedroom, this home is built for both comfort and style! Photos are representative.