



GRASSROOTS
REALTY GROUP

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760 Langley Terrace SE
Airdrie, Alberta

MLS # A2202238



\$610,625

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,883 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to the stunning Luna – a modern family home designed for both luxury and convenience. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. This home features a spacious kitchen with sleek stainless-steel appliances, a gas range, chimney hood fan, built-in microwave, and a walk-in pantry. Enjoy comfort with a 9' basement, side entrance, and a rear wood deck with BBQ gas line RI. The main floor offers a bedroom and full bathroom. The master ensuite boasts dual undermount sinks, a soaker tub, and a tiled shower with barn-style door. The home features elegant paint-grade railing with iron spindles, a modern electric fireplace, and a vaulted ceiling in the bonus room. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Don't miss out on this exceptional opportunity! Photos are representative.