



GRASSROOTS
REALTY GROUP

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808 Langholm Drive SE
Airdrie, Alberta

MLS # A2210905



\$799,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Step into elegance and sophistication at ****808 Langholm Drive****, a stunning former show home crafted by the renowned builder ***Castellano***. This one-of-a-kind property shatters the ordinary with its bespoke design, premium finishes, and over 2,300+ sq ft of meticulously planned living space above grade. Every detail exudes quality, from the striking architectural features to the high-end materials that elevate this home far beyond typical builder standards. ****Grand Entryway:**** A sleek glass-walled den/office greets you with cozy charm and natural light, perfect for remote work or creative pursuits. ****Open-Concept Living:**** The heart of the home unfolds into a spacious living area, anchored by a gourmet kitchen designed for culinary excellence. Admire the expansive stone-clad island, gleaming granite countertops, and top-tier stainless steel appliances. ****Serene Backdrop:**** Enjoy uninterrupted park views and peaceful privacy from the family room, where no rear neighbors disrupt your relaxation. Upper level Retreat: ****Luxurious Primary Suite:**** Unwind in a spa-inspired en suite with premium fixtures, and discover a ***hidden gem***—a private retreat tucked behind a secret door in the walk-in closet. ****Versatile Living:**** Two additional spacious bedrooms, a well-appointed main bath, a bonus room for entertainment, and a convenient upper-floor laundry room complete this level. The unfinished basement boasts ****9-foot ceilings****, offering endless possibilities to customize additional living space, a home gym, or a media room. Nestled in a family-friendly Airdrie community, this home backs directly onto a park, blending tranquility with convenience near schools, shopping, and amenities. This is more than a home—it's a statement of luxury and individuality. Don't miss your chance to own a piece of Castellano's

legacy. **When you've seen the rest, come see THE BEST!** Schedule your private viewing today and experience 808 Langholm Drive—where extraordinary design meets everyday living.