# \$529,900 - 71 Lambeau Lane Se, Airdrie

MLS® #A2186375

#### \$529,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft Residential on 0.06 Acres

Lanark, Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. **UNDER CONSTRUCTION, APPROX 3-4** MONTHS TO COMPLETION. DOUBLE DETACHED GARAGE, DECK, LARGE YARD, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with electric fireplace, and 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with guartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary



ST.ANDREWS 71 Lambeau Lane SE • Lanark, Airdrie 1302 sq ft 3 bedrooms 🍯 2.5 bathrooms â 20<sup>4</sup> FEATURES Triplex Π No Condo Fees Н **Basement Side Entry** Detached Double Car Garage Front Concrete Pad Full Landscaping to Front/Back 9' Main Floor Ceiling Rear Treated Wood Deck Quartz Countertops Eng. Hardwood Main Floors Ælectric Fireplace / Walk-in Closet í NOTES t&qst. Price, features & plan are subject to ch

bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.

Built in 2025

#### **Essential Information**

MLS® #	A2186375
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.06
Year Built	2025
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	71 Lambeau Lane Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

#### Interior

Interior Features	High Ceilings, Kitchen Islan Quartz Counters
Appliances	Dishwasher, Electric Range, Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1 🚪
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished



#### Exterior

Exterior Features	None
Lot Description	Landscaped, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	168
Zoning	r3
HOA Fees	132
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office MaxWell Capital Realty

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