# \$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 quests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary





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

Type 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** 

Dishwasher, Electric Range, **Appliances** 

Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Yes

Cooling None

Fireplace # of Fireplaces 1

**Fireplaces** Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

**Exterior Features** None

Back Yard, Landscaped Lot Description

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation **Poured Concrete** 

# **Additional Information**

**Date Listed** January 9th, 2025

Days on Market 125

Zoning r3

**HOA Fees** 132

**ANN** HOA Fees Freq.

### **Listing Details**

**Listing Office** MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

