



## 752 Langley Terrace Airdrie Alberta

\$599,600

Built by a trusted builder with over 70 years of experience, this duplex showcases on-trend, designer-curated interior selections tailored to feel personalized to you. With energy-efficient and smart home features, plus moving concierge services included, this home makes everyday living effortless. Enjoy the convenience of a side entrance and a main floor bedroom with a full bath and soaker tub. The kitchen is designed for both function and style with stainless steel appliances, chimney hood fan with built-in microwave, tile backsplash, and a walk-in pantry. For added entertaining space, step onto the rear wood deck with BBQ gas line rough-in. The main living area offers a 9' ceiling that creates a bright and open atmosphere, while upstairs a vaulted ceiling in the bonus room adds extra charm. The spacious 5-piece ensuite includes dual vanities, undermount sinks, a soaker tub, and a walk-in shower. Extra windows throughout ensure the home is filled with natural light. This energy-efficient duplex is Built Green certified, featuring triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, buyers may be eligible for up to 25% mortgage insurance savings, and an electric car charger rough-in is included for future-ready convenience. Equipped with a full range of smart home technology, the duplex includes a programmable thermostat, Ring camera doorbell, smart front door lock, and motion-activated switches -- all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.42 Ft x 9.42 Ft

Kitchen 12.67 Ft x 12.83 Ft

Great room 9.50 Ft x 11.42 Ft

Dining room 9.50 Ft x 11.42 Ft

5pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 12.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 13.75 Ft x 12.00 Ft

Bedroom 9.42 Ft x 10.25 Ft

Bedroom 9.33 Ft x 11.75 Ft

Listing Presented By:



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