



# 907 LANGHOLM Drive Airdrie Alberta

\$774,900

WELCOME to this GORGEOUS - Homes by Avi - NEWLY BUILT, 2 Storey that has 2352.68 Sq Ft of DEVELOPED Living Space, + another 1004.57 Sq Ft of Unfinished Basement (SIDE ENTRANCE), an ATTACHED DOUBLE GARAGE, 4 BEDROOMS, 2.5 BATHROOMS (incl/EN-SUITE) on a 3569 Sq Ft LOT in the SOUGHT-AFTER Community of LANARK in Airdrie!!! We begin w/Curb Appeal incl/Stone on the exterior, + a UNIQUE Garage Door w/4 Windows allowing in light when working on a vehicle or a project inside. The Covered Front Porch has an extra railing, + Front Entryway Door that has windows. As you step inside the Foyer, you are drawn to the 9' CEILINGS, LVP Flooring, NEUTRAL Colour Tones, + NATURAL LIGHT coming through the Windows throughout. A 2 pc Bathroom is there, as well as the MUD ROOM which has access to the Garage. Right through to the HUGE WALK-THROUGH PANTRY (STORAGE) which is CONVENIENT for carrying in those groceries from the garage. We head to the SLEEK CHEF'S STYLE Kitchen to see the BEAUTIFUL 2-TONED Cabinetry, Tiled Backsplash, QUARTZ Countertops w/Cupboards for STORAGE, SS/BLACK Appliances, an ISLAND w/Sink, + prep area incl/BREAKFAST BAR for those On-the-go meals, + Pendant Lighting. The Dining Room area is PERFECT for those Dinners w/FAMILY, + FRIENDS around the table having meaningful conversations. The Patio Door leading out to the WEST-FACING Backyard (ENHANCES PRIVACY due to its orientation away from main roads, + warmer in winter months w/SUNLIGHT coming in the latter part of the day). A future Deck/Patio will offer a TRANQUIL RETREAT from the Hustle & Bustle of daily life incl/taking in the Sunset or Star Gazing. The Living Room has an ELECTRIC Fireplace that looks STUNNING, + gives a COZY feel to the space whether cuddling up on the couch on a chilly night, or reading a book as you RELAX after a long day. Heading up to the Carpeted Upper Floor is the LARGE Bonus Room which INVIT...

Bonus Room 17.17 Ft x 13.92 Ft  
 Primary Bedroom 17.25 Ft x 12.92 Ft  
 Other 9.67 Ft x 6.33 Ft  
 4pc Bathroom 10.42 Ft x 9.58 Ft  
 Bedroom 11.83 Ft x 8.92 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft  
 Living room 16.92 Ft x 11.92 Ft  
 Kitchen 14.08 Ft x 11.25 Ft  
 Dining room 15.00 Ft x 11.00 Ft  
 Pantry 7.75 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.simondhunt.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 11.25 Ft x 8.58 Ft

Bedroom 9.83 Ft x 9.58 Ft

Laundry room 6.50 Ft x 5.08 Ft

Foyer 9.42 Ft x 6.17 Ft

Other 7.75 Ft x 4.92 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft