

# \$691,670 - 739 Langley Terrace Se, Airdrie

MLS® #A2254686

**\$691,670**

4 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.09 Acres

Lanark, Airdrie, Alberta

Welcome to the Abbott, where style and functionality meet! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen features stainless steel appliances, a chimney hoodfan, gas range and a walk-in pantry. The main floor offers a convenient bedroom and full bath, plus a side entrance for added ease. Enjoy your private rear wood deck or cozy up by the electric fireplace. The vaulted bonus room is a true standout, with LVP flooring and extra space to unwind. The luxurious 5-piece ensuite includes a standing shower and soaker tub, with a bank of drawers between the dual sink vanity. With thoughtful touches like paint-grade railings with iron spindles, and a tray ceiling in the primary bedroom, this home is built for both comfort and style!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254686  |
| Price          | \$691,670 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,880     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 739 Langley Terrace Se |
| Subdivision | Lanark                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4A3R1                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub, Tankless Hot Water |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Electric, Mantle, Decorative                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 60                  |
| Zoning         | R1-U                |
| HOA Fees       | 130                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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