

# \$739,445 - 739 Langley Terrace Se, Airdrie

MLS® #A2199081

**\$739,445**

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! The kitchen features stainless steel appliances, a chimney hood fan, 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! Photos are representative.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199081    |
| Price          | \$739,445   |
| 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, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Electric, Mantle  |
| 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 | March 4th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 35   |
| Zoning         | R1-U |
| HOA Fees       | 130  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

Listing Office            Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.