

# \$519,900 - 63 Lambeau Lane Se, Airdrie

MLS® #A2186371

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.05 Acres

Lanark, Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. HOME IS UNDER CONSTRUCTION, APPROX 30 -45 days TO COMPLETION. , DOUBLE DETACHED GARAGE, DECK, 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 9ft ceiling, electric fireplace, 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 guests 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



QUICK POSSESSION

## ST. ANDREWS

63 Lambeau Lane SE • Lanark, Airdrie

1302 sq ft • 3 bedrooms • 2.5 bathrooms • 20'

The floor plans show a main floor with a Great Room (13'-9" x 14'-6"), Nook (12'-7" x 9'-6"), and a Deck. The upper floor includes a Primary Bedroom (11'-5" x 12'-1"), two secondary bedrooms (9'-3" x 10'-0" and 9'-8" x 9'-7"), a bathroom, and a walk-in closet.

**FEATURES**

- ✓ Triplex
- ✓ No Condo Fees
- ✓ Basement Side Entry
- ✓ Detached Double Car Garage
- ✓ Front Concrete Pad
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Electric Fireplace
- ✓ Walk-in Closet

**NOTES**

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\*Price includes lot/gst. Price, features & plan are subject to change at any time.

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® #	A2186371
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	63 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	Bathroom Rough-in, High Ce
	Smoking Home, Quartz Count
Appliances	Dishwasher, Electric Range,
	Humidifier, Microwave Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished



**Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 8th, 2025
Days on Market	219
Zoning	r3
HOA Fees	130
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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