

**613 Lambeau Link SE**  
**Airdrie, Alberta**

**MLS # A2286965**



**\$599,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-L0
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Sound		

**Inclusions:** security panel

Beautifully upgraded single-family home by McKee Homes, combining modern style, comfort, and functionality. The bright main floor features a front living room with large windows, a spacious dining area, and a stunning rear kitchen with an island, quartz countertops, stainless steel appliances, and luxury vinyl plank flooring throughout. The open-concept layout creates a seamless flow, perfect for everyday living and entertaining. Upstairs offers three generous bedrooms, two full bathrooms, with the private primary suite offering a four-piece ensuite. Convenient upper-level laundry adds to the practical design, while the unfinished basement with a separate side entrance provides excellent future development potential. Step outside to a sunny south-facing deck and a fully fenced yard with a smart irrigation system. Gemstone lights wrap the home with soft, easy-maintenance lighting. The oversized detached garage features dual overhead doors and a 60-amp subpanel, ideal for car enthusiasts or hobbyists. Thoughtfully upgraded and move-in ready, this exceptional home in Airdrie perfectly balances modern design with everyday practicality. Book your private showing today!