

**936 Langholm Drive SE**  
**Airdrie, Alberta**

**MLS # A2314979**



**\$679,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,873 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Airdrie's desirable Lanark community! Situated on a spacious corner lot, this beautifully designed home offers incredible functionality, modern finishes, and plenty of room for the whole family. As you step inside you're greeted by a versatile main floor bedroom or office space, conveniently located beside a full 3 piece bathroom perfect for guests, multi-generational living, or working from home. The heart of the home is the stunning kitchen featuring built in stainless steel appliances, a gas cooktop, ample counter space, and a pantry for all your storage needs. The bright and open main floor also includes a spacious dining area and inviting living room complete with a cozy fireplace and large windows that flood the space with natural light. Upstairs you'll find the relaxing primary retreat with a walk in closet and luxurious ensuite featuring a soaker tub and stand alone shower. Two additional generously sized bedrooms, a bonus room/TV area, and convenient upper floor laundry complete the second level. The unfinished basement offers a separate entrance with 9 foot ceilings and endless potential for future development. Stepping outside you can enjoy the benefits of a larger corner lot with a deck ideal for entertaining, relaxing, or enjoying outdoor family time. Located close to schools, shopping, parks, and offering quick access to Highway 2, this home combines comfort, convenience, and exceptional value in one fantastic package. Call today to book your showing!