

**731 Langley Terrace SE**  
**Airdrie, Alberta**

**MLS # A2316397**



**\$799,700**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Refrigerator in suite, Microwave in suite, Dishwasher in suite and Oven in suite

This is more than just a beautiful new home, this is a place where family gathers, milestones are celebrated, and memories are made for years to come. Built by award-winning Sterling Homes and showcasing the highly sought-after Pierce floorplan, this stunning home offers the perfect blend of modern style, everyday comfort, and exceptional versatility. Complete with a legal 2-bedroom basement suite that opens the door to countless possibilities. From the moment you step inside, you'll appreciate the bright and welcoming atmosphere created by expansive windows, contemporary finishes, and an open-concept design that was built for both entertaining and everyday living.. The executive kitchen invites family and friends to gather. Featuring a stainless steel appliance package with a gas cooktop, sleek quartz countertops with a waterfall edge on the spacious island, elegant cabinetry, and a large walk in pantry, this is a space designed for everything from busy weekday mornings to hosting unforgettable celebrations. The adjoining dining area flows effortlessly to the back deck, creating the perfect setting for summer bbq's and enjoying time with those who matter most. The living room boasts soaring ceilings and is anchored by an elegantly tiled electric fireplace, creating a warm and inviting backdrop for cozy evenings and quiet moments at the end of the day. The flex room offers valuable flexibility, whether you're using it as a space to work from home, study space for the kids, or simply seeking a quiet retreat from the activity of daily life. The main floor is complete with a functional 3 pce bath with a shower. Upstairs, the thoughtful design continues with a spacious bonus room that naturally becomes the heart of family living. Movie nights, children's play space, or a comfortable place to relax, this versatile room adapts to your family's changing needs. The

primary suite offers a peaceful escape, with a spacious walk-in closet and a 5 pce ensuite featuring dual vanities and modern finishes designed to make everyday living feel just a little more luxurious. Two additional generous sized bedrooms, another 5 pce bathroom, and convenient upper-floor laundry complete the upper level, providing the space and functionality that growing families appreciate. The legal basement suite adds tremendous value and flexibility to the home. Complete with its own kitchen, living area, two bedrooms, a 3 pce bathroom and laundry, it provides an ideal space for multigenerational living, guests, or those seeking the opportunity for mortgage-supporting rental income. The double attached garage provides ample room for vehicles, storage, and all the extras that come with an active lifestyle. Located in one of Airdrie's exciting and growing communities, you'll enjoy easy access to parks, playgrounds, pathways, and shopping options. With convenient access to Calgary and major commuter routes, this is a standout location.