

# \$494,900 - 67 Lambeau Lane Se, Airdrie

MLS® #A2186372

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

THIS HOME IS "UNDER CONSTRUCTION" 3-4 MONTHS TO COMPLETION. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. From the covered front porch you enter the spacious greatroom with electric fireplace, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms. Gorgeous "island" kitchen, featuring upgraded 42" soft close cabinets, quartz countertops, stainless steel fridge, dishwasher, over the range microwave/hoodfan, glass top self cleaning electric range. 3 bedrooms upstairs, including the large primary bedroom with 3pc ensuite, including 5 ft walk in shower, quartz vanity, and toilet. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2186372  |
| Price          | \$494,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,139     |
| Acres          | 0.05      |



**QUICK POSSESSION**

**TROON**

67 Lambeau Lane SE • Lanark, Airdrie

1183 sq ft • 3 bedrooms • 2.5 bathrooms • 20'

**FEATURES**

- ✓ Triplex
- ✓ No Condo Fees
- ✓ 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**

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

|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 67 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 | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters             |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Electric                                                                                    |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 107               |
| Zoning         | r3                |
| HOA Fees       | 132               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|



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