

# \$815,900 - 183 Langwell Common Se, Airdrie

MLS® #A2223352

**\$815,900**

4 Bedroom, 3.00 Bathroom, 2,564 sqft

Residential on 0.09 Acres

Lanark, Airdrie, Alberta

There's something quietly compelling about a home that gets everything right. The setting. The proportions. The layout that just flows. At 183 Langwell Common SE, that balance is struck with uncommon precision. Located in Airdrie's thoughtfully designed Lanark community, this new Homes by Avi build offers 2,564 SQUARE FEET of refined comfort and a layout that understands how families live.

Need more breathing room without venturing too far from the city? This is your answer. Lanark offers the best of both worlds: a connected, FAMILY-FRIENDLY NEIGHBOURHOOD with sidewalks, parks, a pump track, playgrounds, and schools—all wrapped in small-town warmth. And yes, downtown CALGARY IS STILL AN EASY COMMUTE.

Back at home, the experience starts the moment you step through the door. Wide-plank flooring. 9' ceilings. Light that moves from front to back. The great room centres around a 50" ELECTRIC FIREPLACE—modern, but inviting. The kitchen? Think quartz counters, 48" uppers, Silgranit sink, and a generous island that does double duty for coffee and science projects. But the real flex is the SPICE KITCHEN, tucked around the corner with a gas range, convection oven, vented hood, and second sink. Hosting? Easy. Cooking two meals at



once? Doable. Keeping mess out of sight when guests arrive early? Covered. Worried about future-proofing? You won't be. There's a FULL BATHROOM AND MAIN FLOOR BEDROOM—ideal for aging parents, overnight guests, or a serious home office with a door that closes.

Upstairs, the VAULTED BONUS ROOM feels like the answer to a question most homes don't ask: where do you go to just be? Movie nights, yoga mats, LEGO marathons—this is that space. The primary suite dials up the calm with double sinks, tiled shower, soaker tub, and a walk-in closet that feels more like a dressing room. Two more bedrooms each have walk-ins (no more fighting over closet space), and the upstairs LAUNDRY INCLUDES A WALK-IN LINEN CLOSET so you can stop storing extra sheets in random spots.

And the basement? Not an afterthought—it's a blank canvas with 9' foundation walls, three large windows, and rough-ins for a bathroom, bar sink, and second laundry. Whether you finish it now or later, the groundwork is done. Still wondering about the backyard? It connects to a GREEN LANE with access to nearby pathways and a wide-open field with a pump track—perfect for bike rides, pickup soccer games, or letting the kids roam farther.

Lanark isn't just a neighbourhood. It's a community built for the long game. For people who want connection, calm, and a little more room to live beautifully. And 183 Langwell Common SE is your chance to step into that lifestyle—without compromise.

AVAILABLE FOR SUMMER POSSESSION. Come see it for yourself, and bring your list of must-haves—you might be surprised how

many get checked off.

PLEASE NOTE: Photos are of a different spec home of the same model – fit and finish may differ on 183 Langwell Common SE. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

MLS® #	A2223352
Price	\$815,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,564
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	183 Langwell Common Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3R3

**Amenities**

Amenities	Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Double Vanity, French Door, Kitchen Island, Open
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	Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	R1
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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