



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

100 Langwell Common SE  
Airdrie, Alberta

MLS # A2299660



**\$539,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Welcome to this stunning, executive-style fully finished duplex situated on a desirable corner lot in the sought-after community of Lanark. Featuring a heated garage with extra height to accommodate a lift, plus RV parking, this home offers both functionality and style. Step inside to a bright and spacious living room filled with natural light. The open-concept dining area flows seamlessly into a beautifully designed kitchen, complete with quartz countertops, stainless steel appliances, a pantry, and an abundance of elegant cabinetry - perfect for entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find two generous primary bedrooms, each featuring its own private ensuite and walk-in closet. Upper-level laundry adds everyday convenience. The fully finished basement expands your living space with a large family room, a third bedroom, and a 3-piece bathroom - ideal for guests or growing families with ample street parking. Enjoy being close to parks, pathways, schools and shopping! Make this your home today!