



GRASSROOTS

REALTY GROUP

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731 Langley Terrace SE
Airdrie, Alberta

MLS # A2303047



\$806,525

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s)

Inclusions: n/a

Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving concierge services included. The executive kitchen is a standout with built-in stainless steel appliances, chimney hood fan, gas cooktop, waterfall edge granite island, pendant lighting, under-cabinet lighting, and a large walk-in pantry with MDF shelving and elegant French door. The main living area offers soaring open-to-above ceilings, a fireplace with tile detail below the mantle. Upstairs, enjoy a vaulted bonus room and a ensuite featuring a fiberglass base shower with tiled walls, niche, tile flooring, and a bank of drawers. The 2 BEDROOM LEGAL SUITE with side entrance and additional windows.. Located on a west-facing backyard lot, this home blends style and function. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.