



GRASSROOTS
REALTY GROUP

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112 Langwell Common SE
Airdrie, Alberta

MLS # A2314239



\$549,999

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,690 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning half duplex overlooking green space in the highly sought-after community of Lanark. Step inside to discover a bright and spacious open-concept main floor designed for both everyday living and entertaining. The inviting front living room flows seamlessly into the modern kitchen, featuring 9-foot knockdown ceilings, dark grey shaker-style cabinetry, crisp white countertops, a stylish white hexagon-tile backsplash, and stainless-steel appliances. Light wood flooring throughout the main level enhances the home's contemporary feel, while the southeast-facing backyard fills the space with abundant natural light throughout the day. The thoughtful layout creates an airy and welcoming atmosphere that perfectly blends comfort and functionality. The pocket office near the front door is the unsung hero of this home—small, intentional, and incredibly practical. It provides the perfect space for remote work, homework, or managing daily tasks, keeping laptops, paperwork, and everyday clutter off the dining table and out of the main living areas. At the front of the home, a sunny covered porch offers a peaceful retreat where morning coffee is accompanied by uninterrupted views of the green space. Out back, the partially fenced yard offers room to relax, play, and entertain, while the concrete parking pad provides immediate convenience and future garage potential. Upstairs, the central bonus room delivers flexible living space exactly where you'll use it most—whether it's movie nights, a homework station, a playroom, or simply a quiet place to unwind. The inviting primary suite features a walk-in closet and private ensuite, while two additional bedrooms, a full four-piece bathroom, and the convenience of upper-floor laundry complete the level. The unfinished basement offers endless possibilities for future development,

allowing you to customize the space to suit your lifestyle and growing needs. And then there's Lanark itself. One of Airdrie's most connected and rapidly growing communities, Lanark has been thoughtfully designed with parks, playgrounds, and pathway systems woven throughout the neighbourhood. Daily walks, bike rides, and outdoor adventures become part of everyday life. Schools, shopping, and essential amenities are all within easy reach, while the community maintains a peaceful, tucked-away feel. Ideally located just off 40 Avenue, this home offers quick access to Highway 2, making commuting to Calgary simple while allowing you to enjoy everything this vibrant and growing community has to offer.