



GRASSROOTS
REALTY GROUP

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203 Langwell Common SE
Airdrie, Alberta

MLS # A2344034



\$929,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,672 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Ov		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot, See		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

A 9,336 SQ FT PIE-SHAPED LOT LIKE THIS CHANGES THE ENTIRE EXPERIENCE OF A HOME. Set on a parcel that widens dramatically at the rear, this property pairs exceptional outdoor space with an OVERSIZED TRIPLE ATTACHED GARAGE and a 2,672 SQ FT floorplan designed with far more intention than most. The setting gives the home immediate presence. The yard opens wide behind the house, with added separation along one side and room to create an outdoor space that can actually match the scale of the interior. Inside, 10' MAIN-FLOOR CEILINGS and oversized openings create a strong sense of volume from the start. A MAIN-FLOOR BEDROOM WITH FULL BATH is positioned privately away from the main living area, while the kitchen makes a confident statement with two-tone cabinetry, quartz surfaces, GAS COOKTOP, BUILT-IN WALL OVEN AND MICROWAVE, and a chimney-style hood fan. The great room is anchored by a custom fireplace treatment with angled lines, layered depth and a full-height architectural presence that gives the space real identity. Upstairs, the VAULTED BONUS ROOM brings another level of scale and natural light, while four bedrooms provide impressive flexibility. The primary retreat includes a FIVE-PIECE ENSUITE, deep soaker tub and generous walk-in closet, and the upper laundry is properly finished with cabinetry, counter space and a sink. In Lanark Landing, close to pathways, parks and everyday amenities, this one delivers the combination buyers rarely get all at once: BIG LOT, TRIPLE GARAGE, FIVE BEDROOMS and design choices that make the home feel considered from top to bottom. This is one to walk through in person. Book the showing.