



GRASSROOTS
REALTY GROUP

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7 Lambeau Lane SE
Airdrie, Alberta

MLS # A2347102

\$445,900

Division:	Lanark		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,284 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Mixed, Other, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

NO CONDO FEES! Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhome in the sought-after community of Lanark, Airdrie. Situated on a fully landscaped lot with a detached double garage, this freehold home offers the perfect blend of style, comfort, and value. The bright and open main floor features 9' knockdown ceilings, engineered hardwood flooring, quartz countertops, tall cabinetry, stainless steel appliances, and a spacious kitchen with a large island that's perfect for everyday living and entertaining. The cozy living room is highlighted by oversized windows and an electric fireplace, while a versatile flex room adds extra functionality. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. The unfinished basement provides plenty of room for future development and storage. Located close to schools, shopping, parks, playgrounds, community gardens, a hockey rink, pump track, and more, this is a fantastic opportunity to own a move-in ready home in one of Airdrie's growing communities.