



GRASSROOTS
REALTY GROUP

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252 Layton Link SE
Airdrie, Alberta

MLS # A2347229

\$565,471

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water		

Inclusions: N/A

This welcoming home features a front veranda, side entrance, 9' basement ceiling, BBQ gas line rough-in, added windows, and striking black exterior windows. Designed for everyday living, the main floor den is perfect for a home office, homework space, or quiet retreat, while the bright living area with floor-to-ceiling tiled electric fireplace creates a cozy place to gather. Kitchen features stainless steel appliances, chimney hood fan, built-in microwave, and under-cabinet lighting. Enjoy LVP throughout the main, quartz countertops with undermount sinks, maple railing with iron spindles, and an upper loft ideal for movie nights or play. The 3-piece ensuite includes a tiled fiberglass shower with glass barn door. 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. Home includes blower door testing for energy efficiency. This home is designed for sustainable, future-forward living. Featuring 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.