

# \$529,900 - 71 Lambeau Lane Se, Airdrie

MLS® #A2186375

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.06 Acres

Lanark, Airdrie, Alberta

END UNIT, SIDE ENTRY TO BASEMENT. UNDER CONSTRUCTION, APPROX 3-4 MONTHS TO COMPLETION. DOUBLE DETACHED GARAGE, DECK, LARGE YARD, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with electric fireplace, and 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary



QUICK POSSESSION

## ST. ANDREWS

71 Lambeau Lane SE • Lanark, Airdrie

1302 sq ft • 3 bedrooms • 2.5 bathrooms • 20'

**FEATURES**

- ✓ Triplex
- ✓ No Condo Fees
- ✓ Basement Side Entry
- ✓ Detached Double Car Garage
- ✓ Front Concrete Pad
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Electric Fireplace
- ✓ Walk-in Closet

**NOTES**

\*Price includes lot/gst. Price, features & plan are subject to change at any time.

bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.

Built in 2025

**Essential Information**

MLS® #	A2186375
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	71 Lambeau Lane Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P3

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished



**Exterior**

Exterior Features	None
Lot Description	Landscaped, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 9th, 2025
Days on Market	183
Zoning	r3
HOA Fees	132
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.