

# \$570,000 - 264 Langwell Common Se, Airdrie

MLS® #A2212968

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,483 sqft  
Residential on 0.06 Acres

Lanark, Airdrie, Alberta

Open house April 27<sup>th</sup> 1 -3 pm. Welcome to this stunning brand-new, never-lived-in home built by Avi Homes in the desirable community of Lanark, Airdrie. This beautifully designed two-story home offers four bedrooms, three and a half bathrooms, and a fully developed basement with a separate side entrance, providing the perfect blend of style and functionality.

The main level features luxury vinyl plank flooring throughout, creating a modern and seamless flow. A bright and spacious living room welcomes you, while the kitchen impresses with stainless steel appliances, quartz countertops, and ample cabinet space. A convenient half-bathroom completes this level.

Upstairs, youâ€™ll find a large primary bedroom with a walk-in closet and a private three-piece ensuite. There are 2 additional bedroom which are generously sized, and the upstairs laundry with washer and dryer hookups adds to the convenience.

The fully developed basement offers even more living space with a large family room, a spacious fourth bedroom, and a four-piece bathroom. A separate side entrance makes this level ideal for guests or potential rental opportunities. There is also a washer/dryer hookup and a large storage room for all your needs.



Outside, a detached double garage provides ample parking and storage. Located in the vibrant community of Lanark, this home is close to parks, schools, and local amenities. With modern finishes and thoughtful design, this home is a perfect fit for families, investors, or those looking for a fresh start. Book your showing today!

Built in 2024

**Essential Information**

MLS® #	A2212968
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,483
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	264 Langwell Common Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P4

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Central  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 17th, 2025  
Days on Market 15  
Zoning R2  
HOA Fees 137  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR 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.