

# \$494,900 - 67 Lambeau Lane Se, Airdrie

MLS® #A2186372

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

THIS HOME IS "UNDER CONSTRUCTION" 3-4 MONTHS TO COMPLETION. The "Troon" model, townhome by Master Builder, Douglas Homes Ltd. DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. From the covered front porch you enter the spacious greatroom with electric fireplace, 9ft ceilings on the main with 8ft doors, upsized and higher windows, hardwood floor throughout the main floor, tile floors in bathrooms. Gorgeous "island" kitchen, featuring upgraded 42" soft close cabinets, quartz countertops, stainless steel fridge, dishwasher, over the range microwave/hoodfan, glass top self cleaning electric range. 3 bedrooms upstairs, including the large primary bedroom with 3pc ensuite, including 5 ft walk in shower, quartz vanity, and toilet. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY

Built in 2025

## Essential Information

MLS® #	A2186372
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,139
Acres	0.05



QUICK POSSESSION

## TROON

67 Lambeau Lane SE • Lanark, Airdrie

1183 sq ft 3 bedrooms 2.5 bathrooms 20'

CONCRETE PAD  
PORCH  
GREAT ROOM  
12'-2" x 12'-8"  
10'-0"  
KITCHEN  
10'-2" x 10'-0"  
NOOK  
10'-2" x 10'-0"  
DECK  
PRIMARY BEDROOM  
11'-8" x 11'-3"  
BEDROOM #3  
9'-8" x 10'-0"  
BEDROOM #2  
9'-8" x 10'-0"  
W.I.C.  
TILE  
CARPET

**FEATURES**

- ✓ Triplex
- ✓ No Condo Fees
- ✓ 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.

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	67 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, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Range, Humidifier, Microwave Hood Fan
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, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 8th, 2025
Days on Market	119
Zoning	r3
HOA Fees	132
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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