

739 Langley Terrace SE  
Airdrie, Alberta

MLS # A2254686



\$699,545

|             |                                                                                                                                                                   |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                           | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                   | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                                                                                  | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                                   | Zoning:    | R1-U |
| Foundation: | Poured Concrete                                                                                                                                                   | Utilities: | -    |
| Features:   | Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                               |            |      |

Welcome to the Abbott, where style and functionality meet! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen features stainless steel appliances, a chimney hoodfan, gas range and a walk-in pantry. The main floor offers a convenient bedroom and full bath, plus a side entrance for added ease. Enjoy your private rear wood deck or cozy up by the electric fireplace. The vaulted bonus room is a true standout, with LVP flooring and extra space to unwind. The luxurious 5-piece ensuite includes a standing shower and soaker tub, with a bank of drawers between the dual sink vanity. With thoughtful touches like paint-grade railings with iron spindles, and a tray ceiling in the primary bedroom, this home is built for both comfort and style!