

# \$647,400 - 764 Langley Terrace Se, Airdrie

MLS® #A2202247

## \$647,400

4 Bedroom, 3.00 Bathroom, 2,138 sqft

Residential on 0.07 Acres

Lanark, Airdrie, Alberta

Introducing the Caspian 2. 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. 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. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. The gourmet kitchen is equipped with stainless-steel appliances, a waterfall island edge, a gas range, chimney hood fan, and a walk-in pantry. Enjoy a 9' basement, side entrance, and a rear wood deck with BBQ gas line RI. A main floor bedroom with a full bathroom adds flexibility. The luxurious ensuite features dual undermount sinks, a soaker tub, and a tiled shower with a barn-style door. Additional features include a modern electric fireplace with tile and vaulted ceilings in the bonus



room. Photos are representative.

Built in 2024

**Essential Information**

MLS® #	A2202247
Price	\$647,400
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,138
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	764 Langley Terrace Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A3R1

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	March 17th, 2025
Days on Market	160
Zoning	R2
HOA Fees	130
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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