

# \$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	165
Zoning	R2
HOA Fees	130
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

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.