

\$502,400 - 63 Lambeau Lane Se, Airdrie

MLS® #A2252055

\$502,400

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

***NEW PRICE REFLECTING DEVELOPER
BONUS INCENTIVE***

END UNIT, SIDE ENTRY TO BASEMENT, IMMEDIATE POSSESSION, DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with 9ft ceiling, electric fireplace, and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pc bathroom with



quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.

Built in 2025

Essential Information

MLS® #	A2252055
Price	\$502,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	63 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
Quartz Counters, Bathroom F
Appliances Dishwasher, Electric Range,
Hood Fan, Refrigerator, Elect
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Great Room
Has Basement Yes
Basement Full

Exterior

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

Additional Information

Date Listed August 31st, 2025
Days on Market 76
Zoning r3
HOA Fees 152
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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QUICK POSSESSION

ST. ANDREWS

63 Lambeau Lane SE • Lanark, Airdrie

1302 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

✓ Triplex

✓ No Condo Fees

✓ Basement Side Entry

✓ 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/gar. Price, features & plan are subject to change at any time.