

SHOW  
HOME

# THE LEONARD

1,502 SQ FT | 4 BED | 3.5 BATH

272 LANGWELL COMMON, AIRDRIE



## THIS DUPLEX HOME FEATURES

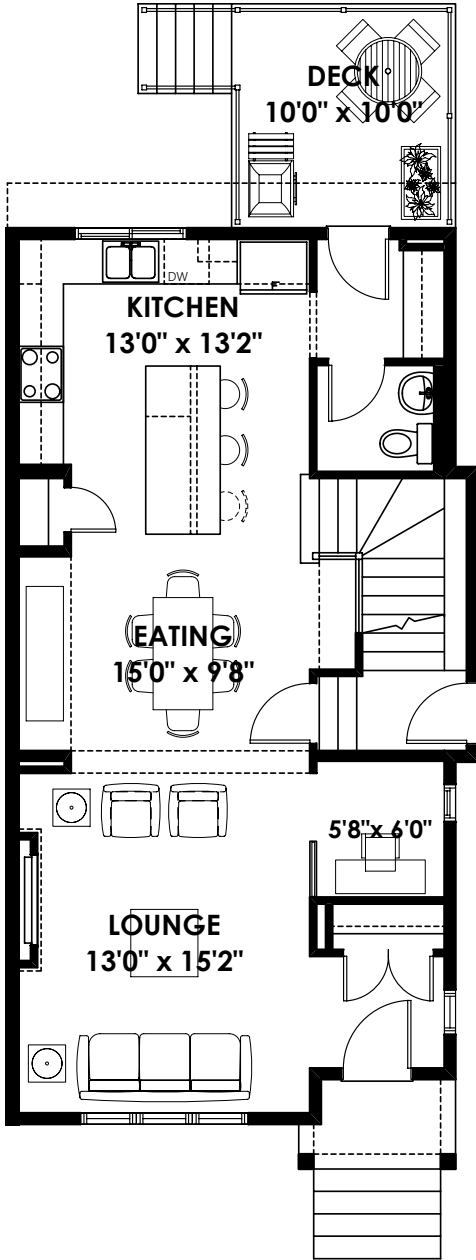
- Bright open-concept main floor with large living room, rear kitchen, charming pocket office, and a half bathroom
- The light-infused kitchen equipped with delicate cabinetry, extended quartz countertops, and stainless steel appliances
- Spacious upper floor featuring a bonus room, three bedrooms, two full bathrooms, and a convenient laundry closet
- Extended vaulted ceiling in bonus room and stairwell creating grand appeal
- Fully developed basement completed with 9' foundation walls and a side entry door
- Enjoy outdoor living with a rear deck with BBQ gas line



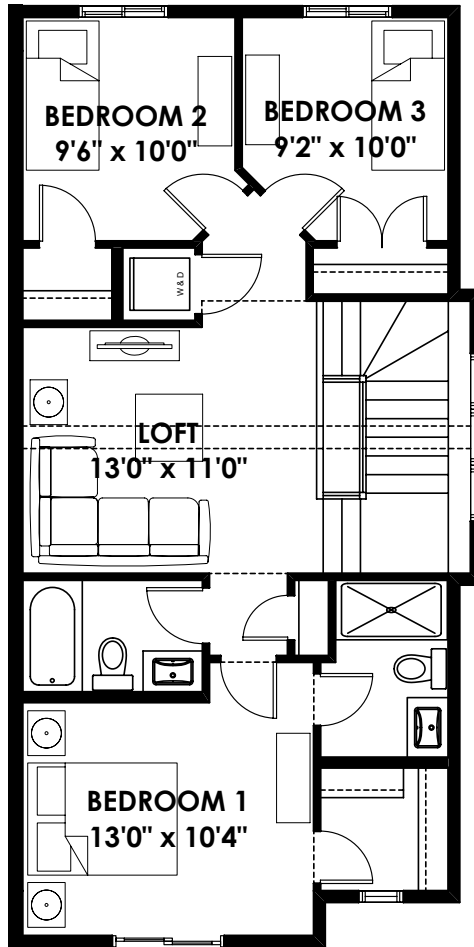
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

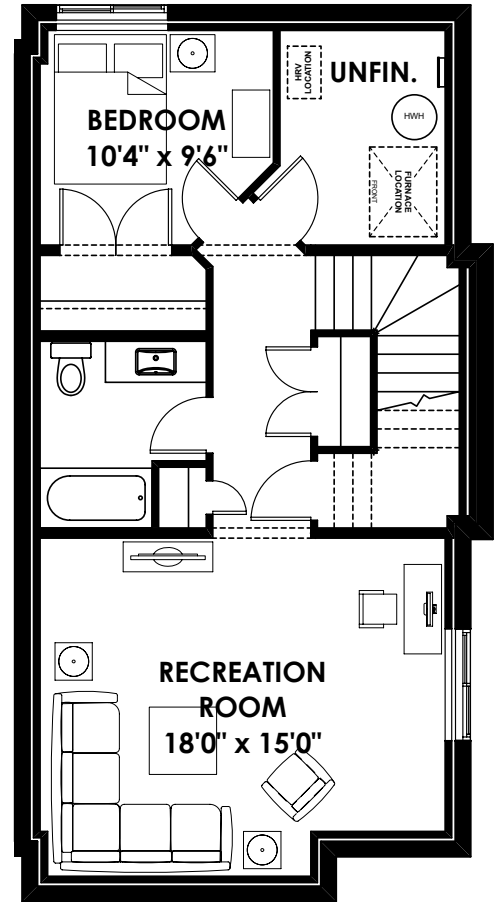
# FLOOR PLAN



**MAIN**  
736 SQ FT



**UPPER**  
766 SQ FT



**BASEMENT**  
579 SQ FT

For more information or to book an appointment please contact us at **403.536.7161**

Prices are subject to change without notice. Actual floor plan, elevation, and square footage may not be exactly as shown. Square footage is measured to Alberta Building Code (ABC) regulations. Builder reserves the right to make changes without notice. E&OE.

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