

# \$769,900 - 559 Lawthorn Way Se, Airdrie

MLS® #A2196761

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,391 sqft

Residential on 0.08 Acres

Lanark, Airdrie, Alberta

Discover your ideal home in Lanark Landings Community of Airdrie, Alberta! This FRONT DRIVE ATTACHED DOUBLE CAR GARAGE home has 2391 SQFT of developed living space, 9' FEET CEILING ON MAIN FLOOR, having 4 Bedrooms , 3 full Washrooms including main floor BEDROOM and FULL WASHROOM. As you step inside the Foyer, you are drawn to the 9â€™™ CEILINGS, LVP Flooring, NEUTRAL Colour Tones, + NATURAL LIGHT coming through the ENLARGED Windows throughout the day. The LIVING ROOM has an ELECTRIC Fireplace that looks STUNNING, + gives a COZY feel to the space whether cuddling up on the couch on a chilly night, or reading a book as you RELAX after a long day. The gorgeous Chef's Kitchen on the 9' feet main floor features plenty of WOOD CABINETS UPTO THE CEILING, SOFT CLOSE DOORS and DRAWERS, and UPGRADED SMART STAINLESS STEEL APPLIANCES and a LARGE CENTER ISLAND with PREMIUM QUARTZ COUNTERTOP and has a plenty of space for barstool seating. The kitchen opens to a large Great Room and Dining Nook. Upstairs you will find, a bonus room, 3 SPACIOUS BEDROOMS including PRIMARY BEDROOM, 2 FULL WASHROOMS and the SEPARATE WET LAUNDRY ROOM with sink. The Primary Bedroom has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower. Bedrooms 2 & 3 upstairs are



both great sizes and both have walk-in closets; these share the common 4pc bathroom. The wet laundry room has a great size allowing for shelving and easy organization. Downstairs, the basement has SEPARARATE SIDE ENTRANCE, 2 EGRESS SIZED WINDOWS, and has plumbing rough in for sink and washroom, which is ready to grow with your family's needs and also has a great potential to develop a separate legal suite in future. THE DOUBLE CAR ATTACHED GARAGE is drywalled fully insulated which is must for chilly Alberta winters + a UNIQUE Garage Door w/4 Windows allowing in light when working on a vehicle or a project inside. Also, the WEST-FACING Backyard ENHANCES PRIVACY with having no INSTANT NEIGHBORS at the back and has BACK ALLEY ACCESS for convenience. Also, the fully fenced and low maintenance backyard due to its orientation away from the front street + warmer in winter months w/SUNLIGHT coming in the latter part of the day adds BEAUTY, + a GARDENERâ€™S Dream of gardening and for RELAXING on those SUMMER nights with family or having BBQ get togethers with friends. The location of the house has very close proximity to SCHOOLS, PLAYGROUNDS and KIDS PARKS that is very convenient for the families have young children. Also it has very EASY access out of Airdrie to Highway 2, + minutes drive to all AMENITIES including CROSS IRON MILLS, COSTCO AND SHOPPING PLAZAS. Please book your showings for this beautiful home before this gem slips away.

Built in 2023

### **Essential Information**

MLS® #	A2196761
Price	\$769,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,391
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	559 Lawthorn Way Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A3N9

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Garden, Private Yard, Private Entrance
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Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	53
Zoning	R2
HOA Fees	130
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage METRO
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