



GRASSROOTS
REALTY GROUP

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105 Lawthorn Greenway SE
Airdrie, Alberta

MLS # A2247196



\$805,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Views		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: 2nd Dishwasher, Refrigerator, Microwave, and Gas Stove in basement suite, (2) TV wall mount brackets, Gas fire table on deck

Some homes offer stunning views. Others have privacy, a spacious layout, or income potential. This home has it all. The front greenspace provides privacy and security, while the back two-tiered deck offers beautiful mountain views. The main level features an open-concept layout with a spacious living room, large dining area, modern kitchen with quartz countertops, and a premium appliance package worth over \$10,000; as well as an office with direct access to the deck. Upstairs boasts a retreat-style primary suite with a walk-in closet and a 5-piece en-suite bathroom, three large bedrooms, a full bath, and a laundry room. Downstairs, a LEGAL basement suite, with its own address and private entrance, has a full kitchen with high-end appliances, spacious living and office areas, a large bedroom, and a beautiful bathroom. The suite is incredibly quiet thanks to superior insulation. Additional features include a brand-new central A/C unit, a whole-home water filtration system, dedicated RV parking, and an oversized heated and cooled double garage.