



GRASSROOTS
REALTY GROUP

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332 Lawthorn Way SE
Airdrie, Alberta

MLS # A2259756



\$524,900

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Furniture in the home is available

Welcome to Lanark, one of Airdrie's most family-friendly communities! This elegant, timeless home is perfectly situated directly across from a beautiful park, allowing you to watch your kids play right from your front porch. Just one block away, enjoy all the amenities of Lanark's main community hub, including a pump track, soccer fields, outdoor hockey rink, and a community garden — an ideal setting for an active family lifestyle. Surrounded by kilometers of connected walking and biking paths through Lanark, Kings Heights, and Ravenswood, this home offers more than just a place to live — it's a gateway to outdoor adventure. Families will also appreciate the proximity to multiple schools, including French immersion and Catholic options, as well as being just minutes to Kingsview Market and Genesis Place for all your shopping and recreation needs. Inside, you're welcomed by grand 8-foot doors and an open-concept main floor that blends comfort and class. The upgraded flooring, kitchen cabinetry, and counters elevate the space, while the cozy, south-facing living room and fireplace fill the home with warmth and natural light. Upstairs, the spacious primary suite features a walk-in closet and upgraded 3-piece ensuite. Two additional bedrooms and a second full bathroom — also thoughtfully upgraded — complete the upper level. Step outside into your private landscaped backyard oasis, complete with paving stones and raised retaining walls, offering a flat and functional yard perfect for relaxing or entertaining. The key upgrades include an in-ground sprinkler system, complete landscaping, upgraded flooring and granite counters, water fixtures, window coverings, and more. This is more than a home — it adds lifestyle, and the perfect place to plant roots in one of Airdrie's most sought-after family neighborhoods.

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