



**GRASSROOTS**  
REALTY GROUP

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**152 Lawson Lane SE**  
**Airdrie, Alberta**

**MLS # A2264803**



**\$525,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully crafted 3-bedroom townhome in the heart of Lanark Landing, where comfort meets convenience in a vibrant, family-friendly community. Step out of your front door and down the steps to your private front yard and onto the adjoining green space—perfect for morning strolls, playtime, or simply enjoying the outdoors. Inside, the main floor features a bright and spacious living room, a dedicated dining area ideal for entertaining, a convenient laundry room, and a stylish half bathroom. Upstairs, you will find three generously sized bedrooms, including a serene primary suite with its own 3-piece ensuite, a full 3-piece main bathroom, and a versatile bonus room that can serve as a home office, media lounge, or playroom. Outside, enjoy summer evenings on your backyard deck, park with ease in the double detached garage with rear lane access, and admire the charming curb appeal of your decorative black iron front fence. This home offers the perfect blend of indoor comfort and outdoor charm—don't miss your chance to make it yours!