



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

495 Lawthorn Way SE
Airdrie, Alberta

MLS # A2269111



\$598,810

| | | | |
|------------------|----------------------|---------------|------------------|
| Division: | Lanark | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,880 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the Jade! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. This stunning home features a side entrance to a 9' high basement, perfect for future development. The kitchen boasts stainless steel appliances, a chimney hoodfan, and a walk-in pantry with a French door. Enjoy a main floor bedroom and full bath with a walk-in shower. The great room offers an electric fireplace with tile and mantle. Upstairs, a vaulted bonus room and a luxurious primary ensuite with dual sinks and walk-in shower with tiled walls await. Tile flooring throughout all bathrooms and laundry, wall detail in the primary bedroom, and extra windows complete this beautifully designed home. Photos are representative.