



**804 Lawthorn Way SE**  
**Airdrie, Alberta**

**MLS # A2282762**



**\$535,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to your bright sanctuary in the heart of sought-after Lanark community in Airdrie! A beautifully finished half-duplex with side entrance that checks every box and then some. Sunlight pours through big windows from the moment the day begins, lighting up the vinyl flooring that flows effortlessly through the entire main level. The open concept main floor feels so spacious yet cozy, perfect for morning coffee with the sun streaming in and family dinners that spill from kitchen to living room that will surely be enjoyable. The kitchen really shines with sleek quartz counters tops, a thoughtful layout, plenty of storage, beautiful cabinetry and a design that makes cooking or just hanging out at the island so wonderful. Tucked just off the main floor is a convenient powder room, and upstairs you’ll discover three generous bedrooms, two full bathrooms, and a laundry area. No more lugging baskets up and down the stairs. The primary bedroom is bright and spacious with 3 piece-ensuite and walk-in closet. At the back, there’s an oversized double-car garage where you can park big SUVs. This property is located just off 40 Avenue with fast access to Highway 2, so you get the peace and the community-feel of Lanark with an easy commute into Calgary and Cross Iron Mills whenever you need it. This isn’t just a house, it’s the home you’ve been waiting for, bright, modern, practical, and ready for your life and cherished memories!