



GRASSROOTS
REALTY GROUP

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512 Lawthorn Way SE
Airdrie, Alberta

MLS # A2292536



\$724,378

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,325 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 512 Lawthorn Way SE in Airdrie , a beautifully crafted home that offers nearly 2,400 sq. ft. of refined living space, featuring 4 spacious bedrooms and 3 bathrooms in a thoughtfully designed two-storey layout. Perfectly positioned backing onto 40th Avenue with stunning mountain views, this home combines elevated design with everyday functionality. The main floor showcases a modern kitchen complemented by a fully equipped spice kitchen, ideal for entertaining and preparing elaborate meals while keeping the main space pristine. A convenient side entrance provides direct access to the undeveloped basement, offering excellent potential for future development or multi-generational living. Upstairs, the home continues to impress with a bright and expansive bonus room featuring vaulted ceilings, creating an open and airy retreat. The luxurious primary suite includes a spa-inspired 5-piece ensuite with a soaker tub with tiled skirt, separate shower, and private water closet for added comfort and privacy. Luxury vinyl plank flooring in the bonus room and upper hallways adds both durability and modern style. Additional highlights include a beautiful electric fireplace with a paint-grade mantel and numerous upgrades throughout. Ideally located with quick access to Deerfoot Trail, this home places you just minutes from CrossIron Mills Mall, Calgary International Airport, schools, parks, and a wide variety of amenities. A perfect blend of style, space, and convenience, this highly upgraded Home is an exceptional opportunity in one of Airdrie's growing communities.