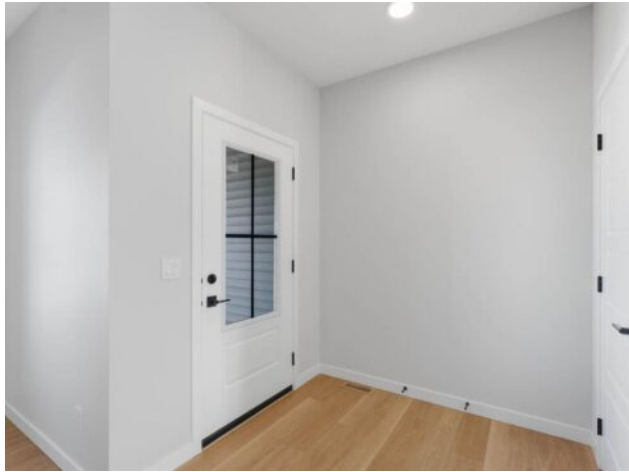




176 Lawson Lane SE
Airdrie, Alberta

MLS # A2294668



\$530,000

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

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

Inclusions: N/A

Nestled within one of Airdrie's most coveted family-friendly communities, this stunning 3-bedroom townhome delivers an effortless blend of modern elegance, thoughtful design, and everyday practicality. Step outside your front door and into a private yard that flows seamlessly onto a tranquil green space — a rare and cherished feature ideal for leisurely morning strolls, active afternoons with the kids, or simply basking in the open air. Inside, the bright and airy open-concept main floor sets the tone for how you'll live. A generous living area anchors the space, complemented by a defined dining area perfect for gathering around the table, a discreet half bath, and the added ease of main-floor laundry — because the little conveniences matter. Upstairs, three well-appointed bedrooms offer restful retreats for the whole family. The primary suite is a true sanctuary, complete with a private 3-piece ensuite. A full 3-piece main bathroom serves the additional bedrooms, while a versatile bonus room — equally at home as a dedicated office, media lounge, or children's playroom — adapts effortlessly to your lifestyle needs. Outside, your private backyard deck invites long summer evenings and spontaneous weekend barbecues. A double detached garage with rear lane access delivers the storage and functionality modern families demand, while a convenient side entrance offers added flexibility, and the striking black iron front fence adds a polished, distinctive curb appeal that sets this home apart from the moment you arrive.

This is more than a townhome — it's the backdrop to your next chapter.