



**464 Lawthorn Way SE**  
**Airdrie, Alberta**

**MLS # A2298099**



**\$685,000**

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,870 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 Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome Home to Lanark Community! This well-maintained, move-in-ready home offers 3 bedrooms, 2.5 bathrooms, and a double attached garage, filled with abundant natural light. The open concept layout is perfect for entertaining while you cook and connect in the spacious kitchen. Enjoy a bonus room ideal for movie nights, plus an undeveloped basement ready for your personal touch. Step outside in the summer to relax or BBQ on the deck, backing onto peaceful green space with no rear neighbors. Book your private viewing today!