



391 Lawthorn Way SE
Airdrie, Alberta

MLS # A2298674



\$749,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Ba		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage

Inclusions: Refrigerator, washer, dryer, Combi boiler heating system, garage heater

Open House: Saturday April 4 from , 1 - 4pm! Hello, Gorgeous! Welcome to 391 Lawthorn Way SE in Airdrie, a beautifully upgraded two-storey home located in the sought-after community of Lanark. Offering over 2,300 sq ft above grade, this thoughtfully designed property features 4 bedrooms, 3.5 bathrooms, a heated double attached garage, and a fully developed basement with a separate entrance and non-conforming suite potential. The main floor showcases a bright, open-concept layout designed for both everyday living and entertaining. The kitchen is a true standout with two oversized islands, quartz countertops, ceiling-height cabinetry, and a walk-through pantry connecting to the mudroom and garage. The adjacent dining and living areas create a seamless flow, enhanced by modern finishes and durable luxury vinyl plank flooring throughout. Upstairs, a central bonus room provides additional living space and separation between bedrooms. The primary bedroom offers a spacious retreat with a walk-in closet and a 5-piece ensuite featuring dual vanities. Two additional bedrooms, each with walk-in closets, a full bathroom, and a convenient upper-level laundry room complete the upper floor. The fully developed basement adds exceptional flexibility with a separate entrance, kitchen area, bedroom, full bathroom, and dedicated laundry, making it ideal for extended family or a non-conforming suite setup, with potential for future legalization subject to City approval. Additional highlights include central air conditioning, a combi boiler system providing efficient heat and on-demand hot water, 200 amp electrical service with sub-meter capability, and no carpet throughout the home. Situated on a fully landscaped and fenced lot with a large patio, gas line for BBQ, and hot tub-ready pad, this home is just steps from parks, pathways, playgrounds, and

nearby amenities. A fantastic opportunity for families or buyers seeking space, functionality, and long-term value in one of Airdrie's growing communities.