



GRASSROOTS
REALTY GROUP

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559 Lawthorn Way SE
Airdrie, Alberta

MLS # A2196761



\$769,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectang		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	Window Coverings		

Discover your ideal home in Lanark Landings Community of Airdrie, Alberta! This FRONT DRIVE ATTACHED DOUBLE CAR GARAGE home has 2391 SQFT of developed living space, 9' FEET CEILING ON MAIN FLOOR, having 4 Bedrooms , 3 full Washrooms including main floor BEDROOM and FULL WASHROOM. As you step inside the Foyer, you are drawn to the 9' CEILINGS, LVP Flooring, NEUTRAL Colour Tones, + NATURAL LIGHT coming through the ENLARGED Windows throughout the day. The LIVING ROOM has an ELECTRIC Fireplace that looks STUNNING, + gives a COZY feel to the space whether cuddling up on the couch on a chilly night, or reading a book as you RELAX after a long day. The gorgeous Chef's Kitchen on the 9' feet main floor features plenty of WOOD CABINETS UPTO THE CEILING, SOFT CLOSE DOORS and DRAWERS, and UPGRADED SMART STAINLESS STEEL APPLIANCES and a LARGE CENTER ISLAND with PREMIUM QUARTZ COUNTERTOP and has a plenty of space for barstool seating. The kitchen opens to a large Great Room and Dining Nook. Upstairs you will find, a bonus room, 3 SPACIOUS BEDROOMS including PRIMARY BEDROOM, 2 FULL WASHROOMS and the SEPARATE WET LAUNDRY ROOM with sink. The Primary Bedroom has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower. Bedrooms 2 & 3 upstairs are both great sizes and both have walk-in closets; these share the common 4pc bathroom. The wet laundry room has a great size allowing for shelving and easy organization. Downstairs, the basement has SEPARARATE SIDE ENTRANCE, 2 EGRESS SIZED WINDOWS, and has plumbing rough in for sink and washroom, which is ready to grow with your family's needs and also has a great potential to develop a

separate legal suite in future. THE DOUBLE CAR ATTACHED GARAGE is drywalled fully insulated which is must for chilly Alberta winters + a UNIQUE Garage Door w/4 Windows allowing in light when working on a vehicle or a project inside. Also, the WEST-FACING Backyard ENHANCES PRIVACY with having no INSTANT NEIGHBORS at the back and has BACK ALLEY ACCESS for convenience. Also, the fully fenced and low maintenance backyard due to its orientation away from the front street + warmer in winter months w/SUNLIGHT coming in the latter part of the day adds BEAUTY, + a GARDENER'S Dream of gardening and for RELAXING on those SUMMER nights with family or having BBQ get together with friends. The location of the house has very close proximity to SCHOOLS, PLAYGROUNDS and KIDS PARKS that is very convenient for the families have young children. Also it has very EASY access out of Airdrie to Highway 2, + minutes drive to all AMENITIES including CROSS IRON MILLS, COSTCO AND SHOPPING PLAZAS. Please book your showings for this beautiful home before this gem slips away.