

872 Lawthorn Way SE  
Airdrie, Alberta

MLS # A2230166



# \$547,500

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pa		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Mixed, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Microwave Range Hood-Fan, Electric Wall Mount, Fireplace, mudroom shoe rack-cabinet, Window blinds/covering, Primary Bedroom Walk-in Closet - two Ikea Shelving/closet, Garage Door Opener and Remote Controllers

Price Improvement! \$16,000.00 Price Reduction! Open House: July 19th from 1:00PM to 5:00PM. An immaculate family home is waiting for you. The open floor plan with a sizeable kitchen island is waiting for you to entertain your family and friends. The upgraded appliances were purchased after the build completion from Douglas Homes. Your kitchen is meant to entertain with functionality that will last through time. Growing family, definitely there is room to flourish in your new home. The open floor plan has plenty of space for your children or guest to freely roam around. Your 3 bedrooms and 2.5 bathrooms has plenty of peaceful space for your family. Have a look at your backyard, an addition green space with a sizeable deck to lounge and play. The basement is ready for you to complete and create your own personal sanctuary. You have a double garage with plenty of space to accommodate your active lifestyle. Every corner of your home has a purpose and lasting style that will endlessly complement your current and future lifestyle. What are you waiting for! 872 Lawthorn Way SE in Airdrie is your "I AM HOME" Feeling that you have been looking for.