

**572 Lawthorn Way SE  
Airdrie, Alberta**

**MLS # A2235951**



# \$599,999

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.65 Acre		
<b>Lot Feat:</b>	Back Lane		

<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>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Recessed Lighting		

**Inclusions:** None

Welcome to 572 Lawthorn Way SE — a bright, stylish, and move-in-ready home built by Homes by Avi, located on a quiet street in the growing community of Lanark, Airdrie. This two-storey home offers 2,260 sq ft of living space with 5 bedrooms, 3.5 bathrooms, and a finished basement with its own entrance. The main floor features a modern open layout with a sleek kitchen, quartz countertops, stainless steel appliances, a large island, and plenty of cabinet space. The connected living and dining area is perfect for gatherings, with large windows in the living room that fill the space with natural light. There’s also a small office near the front — perfect for working from home or quiet study time. A convenient half-bath finishes off the main level. Upstairs you’ll find 3 comfortable bedrooms, a bonus room, laundry, and 2 bathrooms — including a spacious primary suite with a private bathroom and large closet. It’s a perfect layout for family living. The finished basement adds even more space with 2 additional bedrooms, a full bathroom, a kitchenette, laundry, a large flex area, and a separate side entrance — ideal for guests, older kids, or extended family. This home also includes central air conditioning, a double detached garage, a brand-new backyard deck, and a security system with cameras. The yard is partially fenced, giving you a great starting point for outdoor enjoyment. You’re located just minutes from nearby schools, parks, and walking paths, with quick access to major shopping like CrossIron Mills, Costco, grocery stores, and restaurants. Commuting to Calgary is easy and convenient. If you’re looking for a modern home with space to grow, this one checks all the boxes. Don’t miss out — book your showing today!