

**392 Lawthorn Way  
Airdrie, Alberta**

**MLS # A2286672**



# \$619,900

<b>Division:</b>	Lanark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Air Conditioner, Security Cameras, Gazebo

PRIDE OF OWNERSHIP / LOTS OF UPGRADES / PREMIUM SUNSHINE LOT. Located in Lanark, arguably one of the best communities in Airdrie. Compared to other homes, this property gives you everything you need. Additional upgrades include: a DOUBLE detached garage, water softener system (great for your health and appliances), full 24-hour 360° security system, A/C with lifted support, intentional landscaping with a massive patio, gazebo, garden beds, extra-wide concrete reinforced with rebar, an EXPANDED front verandah (porch), and partially METAL roofing. These are the upgrades homeowners typically spend more on after purchasing a home - but here, you don't have to. This allows you to keep more cash on hand for other priorities. This beautiful farmhouse-style McKee-built home offers a generous 1,550 sq ft and sits on a premium sunshine lot (SUNNY WEST-facing backyard), with basement windows positioned higher above ground to allow an abundance of natural light into the basement. The main floor features a flex room that can be used as a home office - or converted into a main-floor bedroom if desired - 9-foot ceilings, vinyl plank flooring, a private half bath tucked away from the main living areas, and a highly functional living room/kitchen layout. The kitchen is thoughtfully designed with additional drawers, a massive island, white quartz countertops, a pantry, and more. Upstairs, you'll find a spacious laundry room (not squeezed into a tight closet), generously sized bedrooms, two full bathrooms, and a large walk-in closet in the primary bedroom. Although the basement is unfinished, it offers excellent potential and functionality without the added cost of a finished space. Optimally located close to parks, schools, easy access to 40th Ave, CrossIron Mills, Walmart, and more. Some photos have been edited to show

what the home looks like during the summer. Seller's have put a lot of effort into their yard, grass and flowers. Book your showing today with your favorite Realtor®!