



GRASSROOTS

REALTY GROUP

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**15 Lawrence Green SE
Airdrie, Alberta**

MLS # A2321147



\$807,900

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, No Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Rare opportunity to own a 5-bedroom home backing directly onto a playground on a corner lot in Lanark. Built in 2022, this bright and spacious home offers 2,557 sq. ft. above grade, featuring a stunning white kitchen with quartz countertops, gas cooktop, built-in oven, large island, and walk-in pantry. The open-concept main floor includes a flexible bedroom or office beside a full 3-piece bath, perfect for guests or multi-generational living. Upstairs you'll find a large bonus room, convenient laundry, and 4 bedrooms including a spacious primary retreat with a walk-in closet and luxurious ensuite. Enjoy west-facing backyard views from the deck while watching the kids play, plus the added benefit of a side entrance and undeveloped basement ready for future development. Close to parks, schools, everyday amenities, and a nearby pump track park for endless outdoor fun.