



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

332 Lawthorn Way SE
Airdrie, Alberta

MLS # A2324148



\$475,000

Division:	Lanark		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,253 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Paved, Treed, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, fully upgraded home in the heart of Lanark—one of Airdrie's most desirable family communities! Perfectly positioned directly across from a beautiful park, you'll love watching the kids play from the comfort of your front step while enjoying the charm of this incredible location. Step inside to discover an elegant and timeless interior featuring rich upgraded hardwood flooring, soaring 9' ceilings, impressive 8' doors, and a bright, open-concept layout designed for both everyday living and entertaining. The beautifully upgraded kitchen showcases premium cabinetry, granite countertops, and quality finishes that seamlessly flow into the spacious south-facing living room, where large windows flood the space with natural light and a cozy fireplace creates the perfect gathering place. The main floor also features a large dining space and a 1/2 bathroom. Upstairs, escape to the spacious primary retreat complete with a walk-in closet and beautifully upgraded 3-piece ensuite. Two additional generous bedrooms and a stylishly upgraded full bathroom provide plenty of space for the whole family. The backyard is truly an extension of the home, professionally landscaped with paving stone patios, raised retaining walls, and a flat, functional yard ideal for entertaining, relaxing, or letting kids and pets play. An in-ground sprinkler system keeps everything looking its best with ease. The location is second to none! Just one block away, you'll find Lanark's incredible community hub, featuring a pump track, soccer fields, an outdoor hockey rink, a community garden, and endless parks. Surrounded by kilometres of scenic walking and biking pathways, this is the perfect place to embrace an active lifestyle while putting down roots in one of Airdrie's most sought-after neighbourhoods. This is more than a home—it's the lifestyle your family has

been waiting for.