



591 Lawthorn Way SE
Airdrie, Alberta

MLS # A2327812



\$589,999

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-26-29-W4
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)		

Inclusions: All furniture, furnishings, décor and household items located on the main and upper levels are available for purchase separately from the real property, either individually (À la carte) or as a complete package. A furniture schedule with pricing will be provided as a supplement. Excludes both televisions and the double mattress in the front bedroom.

Welcome to this stunning 2023 McKee Homes Shanagolden Lifestyle III, where thoughtful design, quality craftsmanship and modern upgrades come together in one exceptional home. Better than new, this move-in ready property features completed front and rear landscaping, a wood deck with gas BBQ hookup, side fencing already installed, and a poured rear parking pad with the option to easily add a future double detached garage. The bright and inviting main floor is highlighted by soaring front windows, decorative beam accents, a dedicated office/flex space, and an open-concept layout designed for everyday living and entertaining. The chef-inspired kitchen offers upgraded Samsung smart stainless steel appliances, including a double-door refrigerator with built-in water pitcher and ice maker, a 5-burner gas range with Air Fry mode, built-in microwave, dishwasher, an oversized island with extensive seating, and a massive walk-in pantry with abundant shelving. Upstairs, you'll find a convenient upper-level laundry, two spacious secondary bedrooms, and an impressive primary retreat featuring a huge walk-in closet and a beautifully finished ensuite with a fully tiled walk-in shower. The unfinished basement provides an excellent opportunity to customize with space for one or two additional bedrooms, a large family room and future bathroom. Pride of ownership is evident throughout. This pet-free home has been professionally cleaned on a weekly basis since new, includes recent duct cleaning, a high-efficiency furnace, smart thermostat, and is truly turnkey. Located in the growing community of Lanark, this home offers the perfect blend of modern comfort, future potential and exceptional value.