



GRASSROOTS
REALTY GROUP

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483 Lawthorn Way SE
Airdrie, Alberta

MLS # A2329389



\$640,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: NONE

LUXURY, SPACE & INCOME POTENTIAL ALL IN ONE! Offering over 2,250 sq. ft. of beautifully designed living space, this exceptional home features 6 bedrooms, 4 full bathrooms, a finished garage, central air conditioning, and a separate side entrance leading to a finished illegal basement suite, offering excellent potential for additional rental income. Designed with both style and functionality in mind, the main floor showcases a bright open-concept layout with premium high-end finishes, a spacious family room, dining area, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, upgraded cabinetry, a large island, and ample storage. A main-floor bedroom and full bathroom provide the perfect setup for guests, multi-generational living, or a home office. Upstairs, you'll find a generous bonus room, 3 spacious bedrooms, and 2 full bathrooms, including a luxurious primary retreat with a walk-in closet and private ensuite. The professionally finished basement, complete with its own separate entrance, includes 2 additional bedrooms, a full bathroom, kitchen, and living area (illegal suite), making it ideal for extended family or generating extra income. Located in one of Airdrie's desirable communities with quick access to schools, parks, shopping, restaurants, and major roadways, this home offers the perfect combination of luxury, functionality, and investment potential. Whether you're a first-time buyer, growing family, or savvy investor, this is an opportunity you won't want to miss!