



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

180 Lawson Lane SE
Airdrie, Alberta

MLS # A2330113



\$520,000

Division:	Lanark		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
-------------	-----

Nestled within one of Airdrie's most coveted family-friendly communities, this stunning 3-bedroom 2.5-bath townhome offers an effortless blend of modern elegance, thoughtful design, and everyday practicality. Step outside your front door into a private yard that flows seamlessly into a tranquil green space — a rare and cherished feature ideal for leisurely morning strolls, active afternoons with the kids, or simply basking in the open air. Inside, the bright, airy open-concept main floor sets the tone for how you'll live. A generous living area anchors the space, complemented by a defined dining area perfect for gathering around the table and a discreet half bath. Upstairs, three well-appointed bedrooms offer restful retreats for the whole family. The primary suite is a true sanctuary, complete with a private 4-piece en suite. A full 3-piece main bathroom serves the additional bedrooms. Outside, your private backyard deck invites long summer evenings and spontaneous weekend barbecues. A double detached garage with rear lane access delivers the storage and functionality modern families demand, while a convenient side entrance offers added flexibility. The striking black iron front fence adds a polished, distinctive curb appeal that sets this home apart from the moment you arrive. This is more than a townhome — it's the backdrop to your next chapter. "If you are a qualified First-Time Buyer, you will be eligible for a reduction of the GST portion of this List Price".