



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

444 Lawthorn Way
Airdrie, Alberta

MLS # A2330675



\$775,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: TV Arm X3, Attached Shelving, Curtain Rods, 3 Exterior Cameras & Doorbell Camera, Front Exterior LED Lighting,

This grande Lanark home lends over 2500 sqft, featured on an end lot, alongside green space AND a south-facing backyard that allows for stunning views!! From the moment you step inside, the home feels bright, open, and intentionally designed, a place where everyday living feels just a little more elevated. The main floor welcomes you with 9 ft ceilings and vinyl plank flooring throughout. They say the kitchen is the heart of the home and this one will steal yours. Featuring two 8ft islands with quartz counters and loads of storage, extended cabinetry that's topped with crown moulding. Organized cupboards, multiple deep pot drawers, stainless appliances that include an induction stovetop with convection/air-fry oven, LED pot lighting and a walk-through pantry for an easy transition from the garage entryway. This is a space built for gathering, whether it's morning coffee in the sun or entertaining friends around the islands. The sunny dining room opens up through an expansive sliding glass door and draws your eye to the green space views and mountains to the west. Flowing into the spacious living room are more windows to take in the views, all anchored by the fireplace to create a cozy feeling. Upstairs, you'll step into a bonus room that was made for movie nights and sleepovers! There's no lack of space to spend time together. The primary suite delivers a sense of retreat with a huge walk-in closet, & luxurious 4pc ensuite. Picture yourself in the soaker tub or separate glass shower, and getting ready at the double quartz vanities, the second one already plumbed for a second sink. The upper level continues with 2 secondary bedrooms, each with their own walk-in closet, easily sharing a 5-pc bathroom with a double sinks & quartz vanity, plus the convenient laundry room with

organized storage. Outside, the two-tiered deck overlooks the fully fenced and private backyard, perfect for soaking in more of those south facing views. All of the landscaping has been taken care of, so all you need to do is enjoy. A separate side entrance to the bright basement, gives you the flexibility to finish things off with three large windows and over 900 sqft of space. Additional highlights include: all bedrooms are hardwired for internet, outside storage under the deck, sheer shades on all the windows, including the basement & exterior LED lighting on the front of the home that's conveniently run by an app on your phone. It's easy to see yourself within walking distance to parks, lanark landing community pump track, and schools. This home blends luxury, location, and lifestyle in one unforgettable package.