



GRASSROOTS
REALTY GROUP

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464 Lawthorn Way SE
Airdrie, Alberta

MLS # A2339273



\$650,000

Division:	Lanark		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Pri		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: TV wall mounts and shelving.

Hello, Gorgeous! Welcome to 464 Lawthorn Way SE, a bright Homes by Avi two storey offering approximately 1,865 square feet above grade (RMS), built in 2021, with a south facing backyard that looks out over rolling hills and open green space with no rear neighbours behind it, in Lanark Landing. The main floor is laid out for both quiet and company: a wide entry, a living room anchored by an electric fireplace, and a kitchen with quartz counters, a centre island and a walk through pantry that opens into the dining area and out to the deck, built new in 2025. A mud room off the double attached garage and a two piece bath complete the level. Upstairs holds three bedrooms, and every one of them has a walk in closet. The primary adds a four piece ensuite. A bonus room sits between the bedrooms as a second living space, the four piece main bath serves the other two rooms, and the laundry is on the same floor as the beds. The basement is full and undeveloped, and it already has its own private side entrance leading straight down to it, separate from the main living space. For a buyer thinking about a future suite, that entrance is the piece that is hardest to add later. There is no suite in the home today, and creating one would need to comply with City of Airdrie guidelines and carry the required development and building permits. Furnace, hot water tank and roof all date to the 2021 build. Please note there is no central air conditioning. Outside, the deck faces south over a fenced yard, with the hills beyond the fence line rather than another house. A back lane runs behind. Playgrounds, schools, shopping, sidewalks and the walking and bike paths are all close by. Book your private showing today.