

# **\$595,000 - 552 Lawthorn Way Se, Airdrie**

MLS® #A2222142

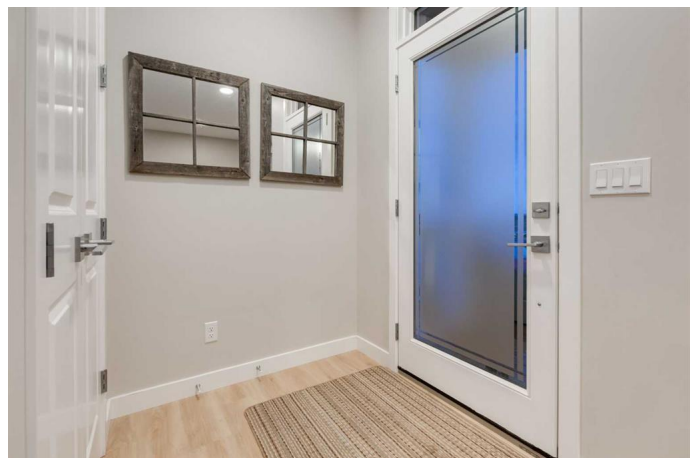
**\$595,000**

4 Bedroom, 4.00 Bathroom, 1,608 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

WELCOME to this AIR-CONDITIONED, IMMACULATE 2-storey Half Duplex offering 2,296.66 sq ft of Beautifully Developed Living space in the NEWLY DEVELOPED Community of LANARK! Situated on a 2637 sq ft lot, this 4 Bedroom, 3.5 Bathroom HOME combines modern ELEGANCE with everyday FUNCTIONALITY, complete with an INSULATED Detached Double Garage. From the moment you arrive, you'll notice the GREAT Curb Appeal, Low-Maintenance Landscaping, Inside, the Foyer opens to SOARING 9'™ Knockdown Ceilings, DURABLE Vinyl Plank Flooring +SOFT, NEUTRAL color tones that create a CALM AMBIENCE throughout. The OPEN-CONCEPT main floor is designed for Entertaining and Family life, The Living room has a charming window bench, making it the perfect spot to relax with a book or unwind on cooler evenings. A den just off the living room adds convenience, ready for an at-home office or a playroom for the kids. A Dining area perfect for hosting Meals and Celebrations with LOVED ONES. The Kitchen is a true SHOWSTOPPER with floor-to-ceiling Two-Toned Cabinetry offering AMPLE STORAGE, Tile Backsplash, QUARTZ Countertops, a White FARMHOUSE Sink, SS Appliances including a BUILT-IN Microwave, Oven, an GAS Cooktop, a Central Island and Breakfast Bar seating-ideal for quick meals or casual gatherings. A near by 2 pc Bath, and a functional Mudroom with a closet and direct



access to the East-facing backyard, makes daily routines a breeze. Upstairs, the attention to detail continues with windows that flood the stairwell with NATURAL Light. The Upper level includes a bonus room for family movie nights, 2 good-sized bedrooms, a well-equipped Laundry closet, and a 4 pc Bath with a soaker tub. The Spacious Primary suite serves as a Peaceful Retreat with a walk-in closet + a Luxurious 3 pc En-suite with a tiled shower. On the way down to the Basement is a side door for a future for extra LIVE-IN POTENTIAL, leading down to the 4th Bedroom and another 4 pc Bath, and a Recreation area for movie nights/game days. Outdoors, the Backyard ensures sunlight all day long, making it the perfect setting for relaxing with a morning coffee on the patio, outdoor dining, or weekend BBQs with a gas line to the deck. The detached double car is INSULATED w/ Dry WALL, Shelving and has a rough in for a heater! heater!! LANARK is a vibrant NEW community offering amenities including a community garden, a pump track for the kids, and several schools near by, shopping and more! Commuting is EASY with Deerfoot just minutes away. This is more than a HOME-it's a LIFESTYLE. BOOK your showing TODAY!!

Built in 2023

**Essential Information**

MLS® #	A2222142
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.06
Year Built	2023

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	552 Lawthorn Way Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3P1

### Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance, Private Yard, Rain Gutters, Lighting
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 23rd, 2025  
Days on Market        13  
Zoning                      R2  
HOA Fees                  130  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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