

\$560,000 - 348 Lawthorn Way, Airdrie

MLS® #A2118695

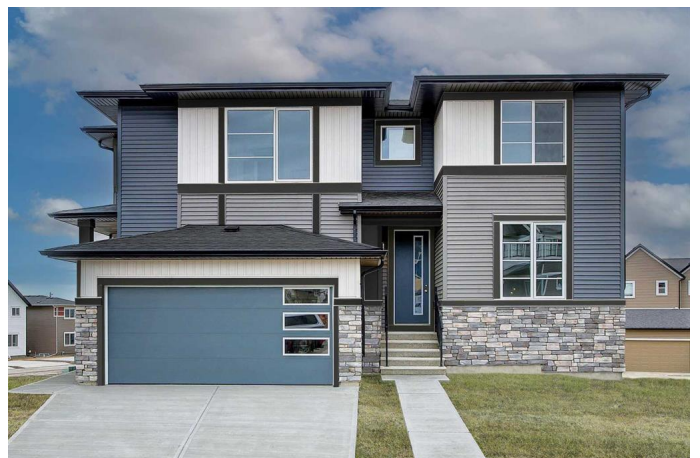
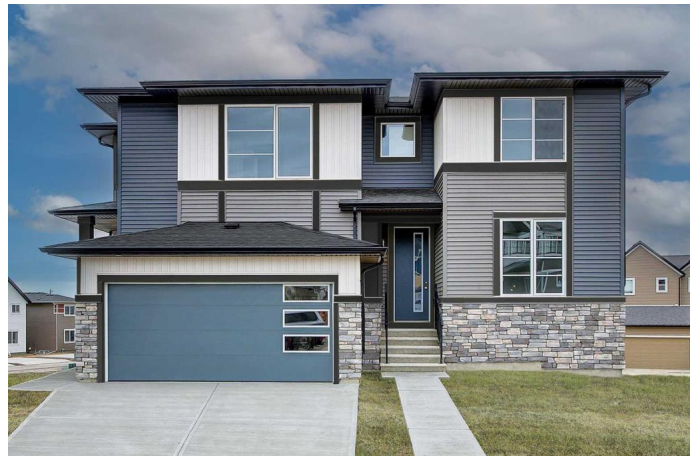
\$560,000

3 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.08 Acres

Lanark, Airdrie, Alberta

Welcome to this stunning 2-storey WALKOUT home. Boasting 4 bedrooms and sitting on a pie-shaped lot, this one is sure to leave an impression. Entering the MAIN level, you're greeted by 9-foot ceilings, 8-foot doors, and engineered hardwood flooring throughout. The exquisite kitchen features stainless steel appliances, quartz counters, a spacious breakfast island with bar stool seating, and a double pantry leading to the second-level deck. Completing this level is a lovely living room with a wall mounted fireplace, dining room, a convenient 2-piece bath, and a main floor office with a closet and huge window (potential for a 4th bedroom). Ascend the upgraded wrought iron railing to the upstairs where you'll find 2 bedrooms with generous closets, a 4-piece bath, a laundry room, and the luxurious master retreat, featuring a walk-in closet and an attractive 4-piece ensuite with his and her sinks and a walk-in shower. The unfinished WALKOUT basement boasts a separate entrance, roughed-in bathroom, and awaits your personal touch (potential 5th bedroom, home gym, games/theatre room, or more). Professionally landscaped in both the front and back including a parking pad for your future double car garage and a cement pad below your deck. Situated in a prime location, within walking distance to the new BMX pump track, outdoor skating rink, parks, playgrounds, walking trails, and a short drive to 3 schools (Heloise Lorimer Grades K-5, Meadowbrook Grades 6-8, and Bert Church Grades 9-12),



shopping, dining, doctors, dentists, banks, and Genesis Place Recreation Centre. With the newly opened 40 Avenue overpass, access to Calgary and the Airport has never been more convenient. Schedule your showing today!

Built in 2021

Essential Information

MLS® #	A2118695
Price	\$560,000
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,547
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	348 Lawthorn Way
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3M7

Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No
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	Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Electric Stove, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	R2
HOA Fees	136.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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