



THE
A-TEAM

**RE/MAX
FIRST**

472 LAWTHORN Way, Airdrie T4A 3M8

MLS®#: **A2157181**

Area: **Lanark**

Listing Date: **08/15/24**

List Price: **\$930,000**

Status: **Active**

County: **Airdrie**

Change: **+\$31k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,563 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

DOM

34
Layout
Beds: **7 (5 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Street Lighting,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`11"
Foyer	Main	8`5" x 8`9"
Living Room	Main	11`1" x 15`2"
Office	Main	5`3" x 9`11"
5pc Ensuite bath	Second	10`4" x 8`6"
Bedroom	Second	15`0" x 12`5"

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`4"
Kitchen	Main	11`11" x 11`8"
Mud Room	Main	8`0" x 8`11"
4pc Bathroom	Second	6`0" x 10`7"
Bedroom	Second	12`7" x 11`0"
Bedroom	Second	9`10" x 11`0"

Bedroom	Second	9`5" x 13`9"	Laundry	Second	5`11" x 5`10"
Office	Second	11`0" x 8`5"	Bedroom - Primary	Second	14`1" x 15`3"
Walk-In Closet	Second	8`6" x 6`8"	4pc Bathroom	Suite	7`5" x 8`3"
Bedroom	Suite	10`3" x 9`4"	Bedroom	Suite	10`3" x 9`4"
Kitchen	Suite	10`1" x 10`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
 Legal Desc: **2111362**

Remarks

Pub Rmks: **Open House this weekend!! Sat Sept.14th 2-4pm Discover the perfect family home in South East Airdrie, built by Castellano Homes in 2023. This expansive 7-bedroom, 4-bathroom residence offers over 3000 SQUARE FEET of luxurious living space, tailored for large families or those needing extra room. With HIGH-END UPGRADES throughout, the open-concept main floor features a gourmet kitchen with a gas stove, premium refrigerator, additional cabinetry, and a spacious pantry for all your storage needs. Upstairs, find generously sized bedrooms, including a master suite with a spa-like ensuite boasting a soaker tub, double sinks, and convenient upstairs laundry. The WALK-OUT BASEMENT offers an ILLEGAL 2-BEDROOM SUITE, perfect for older kids seeking their own space or for generating rental income. Step outside to a south-facing backyard with breathtaking mountain views from the expansive deck and patio, offering privacy with no neighbors behind. This home includes a Smart Home setup with smart blind wiring, sound system wiring, and two furnaces ready for personalization. Located on a QUIET STREET with easy access to Highway 40, this move-in ready home is ideal for those needing more space and modern luxury in a serene setting. If you need a larger home for your growing family or extra space for flexibility, this is the one!**

Inclusions: **NA**
 Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













