



THE
A-TEAM

**RE/MAX
FIRST**

148 LAWSON Lane, Airdrie T4A 3P4

MLS® #: **A2174529**

Area: **Lanark**

Listing Date: **10/26/24**

List Price: **\$554,800**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,704 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,444**
Low Sqft:
Ttl Sqft: **1,444**

DOM

26
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Other,Stone,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`2" x 15`1"	Dining Room	Main	10`4" x 10`10"
Kitchen	Main	9`5" x 11`10"	Bedroom - Primary	Upper	12`6" x 12`7"
Bedroom	Upper	9`5" x 9`5"	Bedroom	Upper	9`5" x 9`5"
4pc Ensuite bath	Upper	6`2" x 8`4"	4pc Bathroom	Upper	8`0" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211631

Zoning:
R2-T

Remarks

Pub Rmks: **Built by award winning McKee Homes, this beautiful home boasts three spacious bedrooms and a versatile bonus room, this home is designed with meticulous attention to detail and high-end upgrades throughout. The heart of the home is the upgraded kitchen, equipped with stainless steel appliances, ample counter space, and lots of cabinetry, making it a dream for cooking enthusiasts and entertainers alike. The open-concept layout flows seamlessly, with large windows that flood the home with natural light. Situated on a prime lot, the property faces a serene park, providing picturesque views and a tranquil setting. The rear-attached double car garage offers convenience and additional storage space. From the designer finishes to the thoughtful floor plan, every aspect of this home has been crafted to meet the needs of modern living. Perfect for families or professionals seeking a stylish yet practical home, this property is a rare find in a sought-after neighborhood. Don't miss your chance to own this exquisite home!**

Inclusions:
Property Listed By: **NA**
Manor Real Estate Ltd.

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









