



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**379 LAWTHORN Way, Airdrie T4A 3M7**

MLS®#: **A2197681**

Area: **Lanark**

Listing Date: **02/27/25**

List Price: **\$729,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,686 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,907**  
Low Sqft:  
Ttl Sqft: **1,907**

DOM

**0**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **2011800**

Zoning: **R1-U**

Remarks

Pub Rmks: **Hello, Gorgeous! Welcome to 379 Lawthorn Way SE in Airdrie, a beautifully designed 1,907 sq. ft. home offering three bedrooms, 2.5 bathrooms, and a thoughtfully**

planned layout that blends style, comfort, and functionality. Situated in the desirable community of Lanark Landing, this home backs onto green space and a park, providing privacy and direct access to outdoor recreation. Inside, the open-concept main floor is bright and spacious, featuring high-ceiling kitchen cabinets, upgraded light fixtures, built-in appliances, and a cozy fireplace with a mantle. The walk-through pantry offers convenient storage, while the built-in coat rack keeps the entryway organized. Upstairs, the bonus room provides additional flexible living space, ideal for a home office, playroom, or media area. The primary suite is a relaxing retreat with a luxurious five-piece ensuite and built-in closet cabinets for added storage. The upper-level laundry room enhances convenience, making household tasks easier. The east-facing backyard is fully fenced and features mature trees, a spacious deck, and two fence doors for easy access, creating the perfect outdoor space for entertaining or unwinding. A private side entrance offers exciting potential for future basement development, whether for additional living space or a secondary suite. Located in a family-friendly neighborhood, this home is close to schools, parks, walking trails, and everyday amenities, with easy access to major roadways for a smooth commute. With modern upgrades, spacious living areas, and future potential, this home is a fantastic opportunity for families, professionals, or investors. Don't miss your chance to own this stunning home—schedule your private viewing today!

Inclusions:  
Property Listed By:

N/A  
Royal LePage Benchmark

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





















