



THE
A-TEAM

**RE/MAX
FIRST**

864 LAWTHORN Way, Airdrie T4A3M9

MLS® #: **A2199319**

Area: **Lanark**

Listing Date: **03/07/25**

List Price: **\$539,900**

Status: **Active**

County: **Airdrie**

Change: **-\$6k, 24-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Airdrie

Year Built:

2023

Lot Information

Lot Sz Ar:

2,660 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,348

Low Sqft:

Ttl Sqft:

1,348

DOM

46

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **ENERGY STAR Qualified Equipment, Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher

Int Feat:

High Ceilings, Pantry

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	15`10" x 18`10"
Kitchen With Eating Area	Main	42`1" x 46`2"
Mud Room	Main	15`10" x 10`5"
Bedroom	Second	32`7" x 30`4"
4pc Bathroom	Second	27`8" x 16`2"
Bedroom - Primary	Second	39`4" x 36`8"
Walk-In Closet	Second	15`4" x 24`7"

Room	Level	Dimensions
Living Room	Main	47`7" x 44`7"
Dining Room	Main	35`6" x 42`1"
2pc Bathroom	Main	21`7" x 9`0"
Bedroom	Second	31`2" x 31`2"
Laundry	Second	11`9" x 12`0"
3pc Ensuite bath	Second	25`5" x 24`7"
Flex Space	Basement	103`7" x 48`11"

Furnace/Utility Room	Basement	21`7" x 28`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R2	
Legal Desc:	2210806		Remarks
Pub Rmks:	Welcome to this beautifully crafted Douglas Homes duplex in the desirable community of Lanark in Airdrie. This stunning 1,348.6 sqft home features 3 bedrooms, 2.5 bathrooms, with premium finishes including 9' ceilings on the main floor, elegant quartz countertops, and engineered hardwood flooring throughout the main level. Perfect for modern living, this duplex offers convenient upper floor laundry, a cozy electric fireplace, stylish tile in all bathrooms, a full-width front porch, private side entry to the basement, and a rear parking pad for additional convenience. Located in the vibrant Lanark community with excellent amenities nearby, this left unit duplex provides the perfect balance of privacy and community living - contact your favorite realtor today to schedule a viewing before this exceptional property is gone!		
Inclusions:	N/A		
Property Listed By:	URBAN-REALTY.ca		

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











