

# \$699,000 - 379 Lawthorn Way Se, Airdrie

MLS® #A2207514

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,907 sqft  
Residential on 0.08 Acres

Lanark, Airdrie, Alberta

Hello, Gorgeous! Welcome to 379 Lawthorn Way SE in Airdrie, a beautifully designed 1,907 sq. ft. home listed just under \$700K 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 bedroom 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.

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!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207514    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,907       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 379 Lawthorn Way Se |
| Subdivision | Lanark              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 3M7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Other  |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 6               |
| Zoning         | R1-U            |
| HOA Fees       | 135             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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