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GRASSROOTS
REALTY GROUP

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340 Lawthorn Way SE
Airdrie, Alberta

MLS # A2268711

$505,000

Division:	Lanark
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,678 sq.ft.	**Age:**	2021 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.07 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Garden

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	None		**LLD:**	-
Exterior:	Stone, Vinyl Siding		**Zoning:**	R2
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Built-in Features, Chandelier, Pantry			

Inclusions: Dining Table, Patio Furniture.

This meticulously maintained half duplex is the perfect blend of comfort, functionality, and lifestyle. Featuring a truly one-of-a-kind two-storey custom deck, this home was designed with entertaining in mind. Whether you're hosting summer BBQs, enjoying morning coffee with a view, or relaxing under the stars, the outdoor living space sets this property apart. Inside, you'll find a bright and inviting layout that flows seamlessly, with thoughtful finishes that make the home move-in ready. Every detail has been carefully looked after, giving you peace of mind and pride of ownership from the moment you step through the door. Beyond the property itself, the location is unbeatable. Nestled in a family-friendly neighbourhood, you'll enjoy access to fantastic amenities just steps away. The community boasts a local outdoor rink, nearby schools, perfect for active families and those looking for connection. Parks, pathways, and everyday conveniences are all within easy reach, making this home as practical as it is charming. If you've been searching for a home that offers something unique, inside and out, this is it.