

# \$512,000 - 332 Lawthorn Way Se, Airdrie

MLS® #A2259756

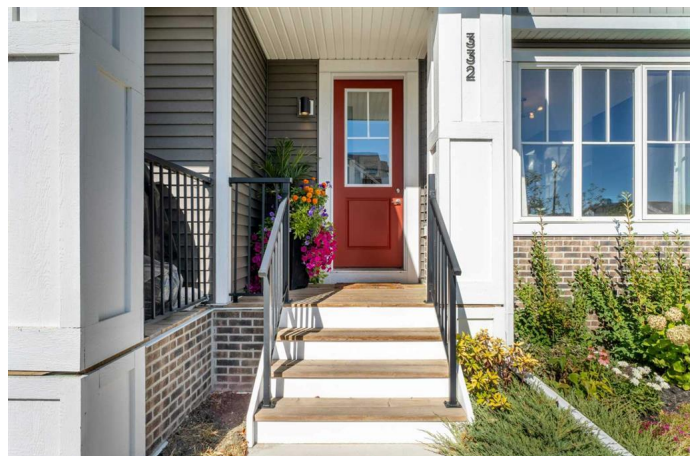
**\$512,000**

3 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

OPEN HOUSE SUNDAY OCT. 19 12pm-2pm  
- Welcome to Lanark, one of Airdrie's most family-friendly communities! This elegant, timeless home is perfectly situated directly across from a beautiful park, allowing you to watch your kids play right from your front porch. Just one block away, enjoy all the amenities of Lanark's main community hub, including a pump track, soccer fields, outdoor hockey rink, and a community garden – an ideal setting for an active family lifestyle. Surrounded by kilometers of connected walking and biking paths through Lanark, Kings Heights, and Ravenswood, this home offers more than just a place to live – it's a gateway to outdoor adventure. Families will also appreciate the proximity to multiple schools, including French immersion and Catholic options, as well as being just minutes to Kingsview Market and Genesis Place for all your shopping and recreation needs. Inside, you're welcomed by grand 8-foot doors and an open-concept main floor that blends comfort and class. The upgraded flooring, kitchen cabinetry, and counters elevate the space, while the cozy, south-facing living room and fireplace fill the home with warmth and natural light. Upstairs, the spacious primary suite features a walk-in closet and upgraded 3-piece ensuite. Two additional bedrooms and a second full bathroom – also thoughtfully upgraded – complete the upper level. Step outside into your private landscaped backyard oasis,



complete with paving stones and raised retaining walls, offering a flat and functional yard perfect for relaxing or entertaining. The key upgrades include and in-ground sprinkler system, complete landscaping, upgraded flooring and granite counters, water fixtures, window coverings, and more. This is more than a home – it adds lifestyle, and the perfect place to plant roots in one of Airdrie’s most sought-after family neighborhoods.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259756               |
| Price          | \$512,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,254                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 332 Lawthorn Way Se |
| Subdivision | Lanark              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 3M7             |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Community Gardens, Other, Park, Playground |
| Parking Spaces | 2                                          |

|         |                                  |
|---------|----------------------------------|
| Parking | Alley Access, Parking Pad, Paved |
|---------|----------------------------------|

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Granite Counters, See Remarks, Storage, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Full                                                                           |

## Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Entrance, Private Yard                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Secluded, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                             |
| Construction      | Wood Frame                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 37                   |
| Zoning         | R2                   |
| HOA Fees       | 150                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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