

# \$539,900 - 864 Lawthorn Way Se, Airdrie

MLS® #A2199319

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,349 sqft  
Residential on 0.06 Acres

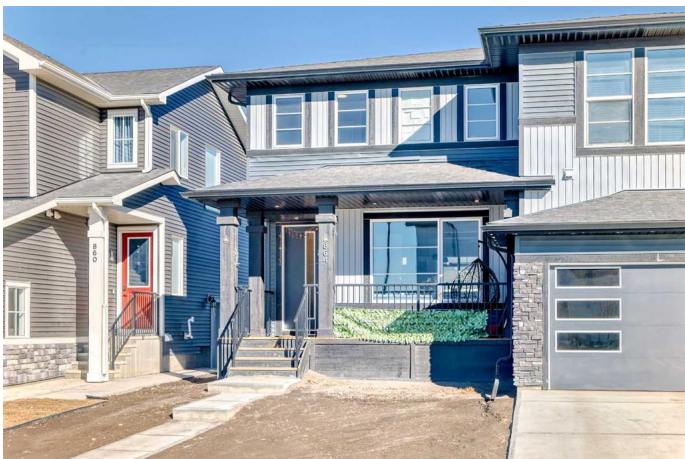
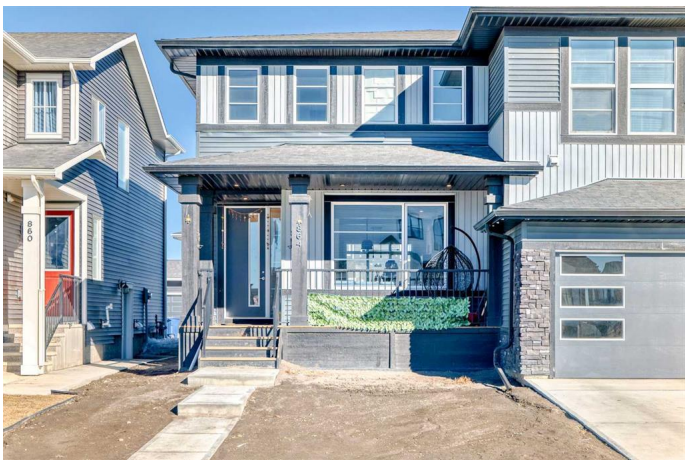
Lanark, Airdrie, Alberta

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!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199319  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,349     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 864 Lawthorn Way Se |
| Subdivision | Lanark              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A3M9              |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Pantry                       |
| Appliances        | Dishwasher                                  |
| Heating           | Forced Air, ENERGY STAR Qualified Equipment |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished            |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Back Lane        |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 40              |
| Zoning         | R2              |
| HOA Fees       | 137             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             URBAN-REALTY.ca

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