

# \$745,000 - 105 Lawthorn Greenway Se, Airdrie

MLS® #A2247196

**\$745,000**

5 Bedroom, 4.00 Bathroom, 1,983 sqft  
Residential on 0.10 Acres

Lanark, Airdrie, Alberta

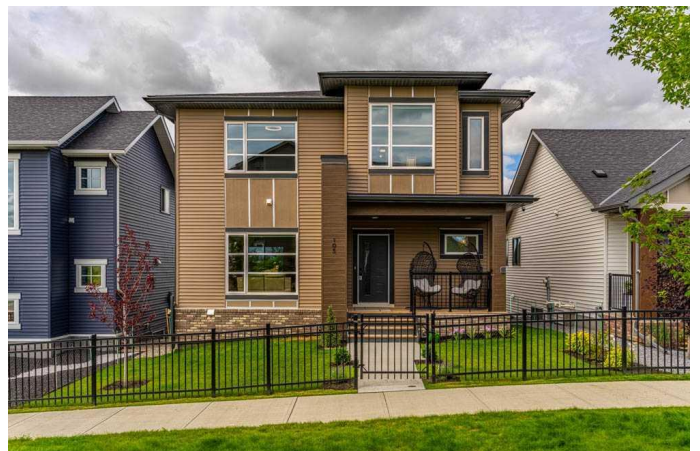
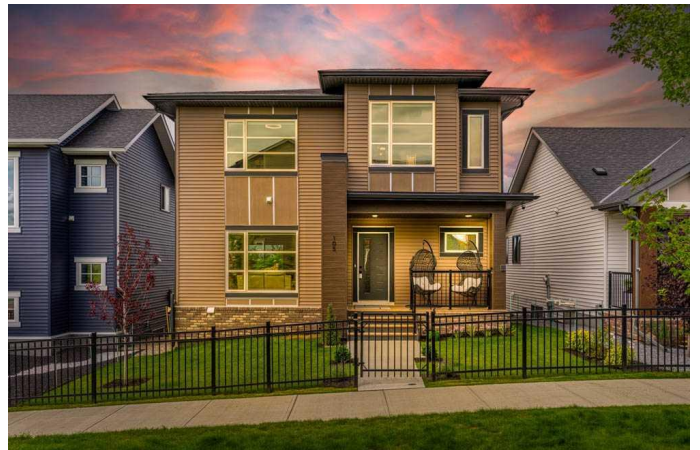
Some homes offer stunning views. Others offer privacy, spacious layout, or income potential. Rarely do you find a home that combines all these features—but this one does.

Facing onto peaceful green space, this exceptional property offers a rare sense of privacy and security—perfect for families with children. Soak in the mountain views from the expansive two-tiered deck, complete with built-in entertaining space and a beautiful firepit.

Inside, the main level offers a bright, open-concept layout with a spacious living room, large dining area, and a modern chef's kitchen featuring quartz countertops and a premium appliance package worth over \$10,000. A main-floor office has direct access to the deck, making it ideal for working from home or enjoying a quiet reading space. A convenient powder room completes this floor.

Upstairs, the primary suite is a true retreat with a custom walk-in closet and a luxurious 5-piece ensuite. Additionally, you'll find three generously sized bedrooms, all with excellent closet space, plus a full bathroom, and a dedicated laundry room with ample storage.

Downstairs, the fully self-contained LEGAL basement suite is beautifully finished and thoughtfully designed. With its own address



and private entrance, the suite features a full kitchen with high-end appliances, spacious living and office areas, a large bedroom, a bathroom with a walk-in shower and bench seat, and its own laundry space. The suite is incredibly quiet thanks to superior insulation, and currently generates over \$2,000/month on Airbnbâ€”perfect as a mortgage helper or in-law suite.

Additional features include a brand-new central A/C unit (2025) and a whole-home water filtration system, adding comfort and peace of mind. Thereâ€™s even dedicated RV parking and an oversized heated and cooled double garage with plenty of storage. This is more than a homeâ€”itâ€™s a lifestyle upgrade. Schedule your showing today and experience everything it has to offer.

Built in 2021

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247196    |
| Price          | \$745,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 105 Lawthorn Greenway Se |
| Subdivision | Lanark                   |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A 3M7 |

### **Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                                |
| Parking Spaces | 5                                                                                                                                   |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                                                                   |

### **Interior**

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Window Coverings, European Washer/Dryer Combination, Humidifier                   |
| Heating           | Forced Air, Natural Gas, Heat Pump                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Electric, Insert, Other                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                               |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                      |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Views, Level |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Brick, Vinyl Siding                                               |
| Foundation        | Poured Concrete                                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 71               |
| Zoning         | R1-L             |
| HOA Fees       | 135              |
| HOA Fees Freq. | ANN              |

**Listing Details**

Listing Office                      Real Broker

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