

# \$580,000 - 340 Lawthorn Way Se, Airdrie

MLS® #A2258248

**\$580,000**

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.07 Acres

Lanark, Airdrie, Alberta

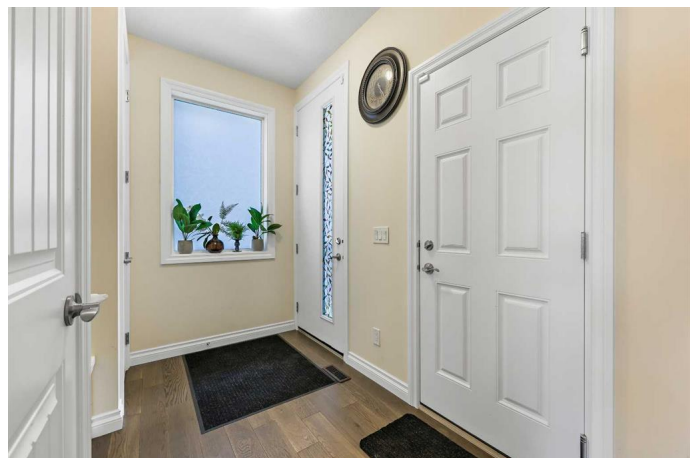
This meticulously maintained half duplex is the perfect blend of comfort, functionality, and lifestyle. Featuring a truly one-of-a-kind two-storey custom deck, this home was designed with entertaining in mind. Whether you're hosting summer BBQs, enjoying morning coffee with a view, or relaxing under 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.

Built in 2021

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2258248               |
| Price          | \$580,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,678                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 340 Lawthorn Way Se |
| Subdivision | Lanark              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 3M7             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Gazebo, Park                     |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Pantry                                       |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave Hood Fan, Range, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Basement          | None                                                                        |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Garden |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 34                   |
| Zoning         | R2                   |
| HOA Fees       | 137                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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