

# \$499,900 - 519 Lawthorn Way Se, Airdrie

MLS® #A2256762

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

YOU WERENâ€™T PLANNING TO FALL IN LOVE MID-SCROLL, BUT HERE YOU ARE â€™ ALREADY TEXTING YOUR AGENT. No judgment. Homes like this have a way of turning curiosity into commitment.

South light pouring through every window. Ceilings that stretch tall. A main floor that moves like it was actually designed for people who live real lives â€™ not staged ones. The flooring laughs at muddy boots and golden retrievers. The flow just works: open enough to breathe, connected enough to live.

The kitchen? Thatâ€™s your mic-drop moment. QUARTZ that gleams without trying too hard. MATTE BLACK HARDWARE with a little attitude. A SILGRANIT SINK big enough for every dish you swore youâ€™d wash â€™later.â€™ 42-INCH UPPERS that keep the chaos out of sight. The electric range is ready for tonightâ€™s pasta; the gas rough-in is waiting for your future chef era. Out back, the dining area spills onto a deck that was basically built for late-summer barbecues and Friday-night takeout under the stars.

Upstairs slows the pulse â€™ but in the best way. The master bedroom gives â€™main character energyâ€™ without the drama: GLASS SHOWER, QUARTZ VANITY, a WALK-IN CLOSET that means business. Two extra bedrooms flex for kids, guests, or your work-from-home reinvention, and laundry



finally lives where it should “ upstairs, no stairs, no problem.

The basement? A blank canvas with ambition: nine-foot foundation walls, TWO BIG WINDOWS, side entry, PLUMBING ROUGH-INS, 200-amp service. Out back, a full concrete pad gets you parking today and a head start on your dream garage tomorrow.

Lanark Landing ties it all together “ PLAYGROUNDS, WALKING PATHS, A BRAND-NEW ELEMENTARY SCHOOL, and neighbours who still wave when they drive by. It’s bright. It’s balanced. It’s ready when you are.

If you’ve been waiting for the one that makes you move fast “ this is your sign. Book your showing today!

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256762               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 519 Lawthorn Way Se |
| Subdivision | Lanark              |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A 3N9 |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Park, Playground                   |
| Parking Spaces | 2                                  |
| Parking        | Alley Access, Parking Pad, Outside |

### **Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator                                                                                                |
| Heating           | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full                                                                                                                                                           |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Mixed, Vinyl Siding, Wood Frame, Cement Fiber Board             |
| Foundation        | Poured Concrete                                                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-2                  |
| HOA Fees       | 150                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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