

# \$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	43
Zoning	R2
HOA Fees	137

HOA Fees Freq. ANN

## **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.