

# 391 LAWTHORN WAY SE

**HELLO,**  
*Gorgeous!*

AIRDRIE, LANARK COMMUNITY

4 BEDROOMS | 3.5 BATHROOMS | OVER 2,300 SQFT ABOVE GRADE

A modern, move-in-ready home designed for real life... with the space, layout, and flexibility today's buyers are looking for.

## **MAIN FLOOR HIGHLIGHTS**

- Bright open-concept layout designed for everyday living and entertaining
- Show-stopping kitchen with two oversized islands and quartz countertops
- Ceiling-height cabinetry offering exceptional storage
- Walk-through pantry connecting directly to mudroom and garage
- Spacious dining and living areas with seamless flow
- Luxury vinyl plank flooring throughout (no carpet)

## **UPPER LEVEL**

- Central bonus room creating separation and flexibility
- Spacious primary retreat with walk-in closet
- 5-piece ensuite with dual vanities
- Two additional bedrooms, both with walk-in closets
- Full bathroom with functional family layout
- Convenient upper-level laundry room

## **BASEMENT**

- Fully developed with separate entrance
- Kitchen area, bedroom, full bathroom, and dedicated laundry
- Ideal for extended family or non-conforming suite setup
- Potential for future legalization subject to City approval

## **OUTDOOR LIVING**

- Fully landscaped and fenced backyard
- Large patio area perfect for entertaining
- Gas line for BBQ
- Hot tub-ready pad with electrical rough-in
- Close proximity to parks, pathways, and playgrounds

## ADDITIONAL FEATURES

- Built in 2021
- Heated double attached garage
- Central air conditioning
- Combi boiler system (efficient heat + on-demand hot water)
- 200 amp electrical service with sub-meter capability
- Modern finishes throughout

## LOCATION

Located in Lanark, one of Airdrie's growing and family-friendly communities, with easy access to parks, schools, pathways, and everyday amenities.

## WHY YOU'LL LOVE IT

Spacious where it matters.  
Flexible where it counts.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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TARA MOLINA  
— REAL ESTATE GROUP —

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