

HELLO,
Gorgeous!

464 LAWTHORN WAY SE

AIRDRIE, ALBERTA

THE VIEW IS THE UPGRADE

A 2021 Homes by Avi two storey with a south facing backyard that looks out over rolling hills and open green space instead of another back fence. Private, fenced, and with nobody behind you.

Approximately 1,865 sq ft above grade (RMS), 3 bedrooms each with its own walk in closet, and 2.5 bathrooms, plus a full undeveloped basement reached by its own private side entrance.

MAIN FLOOR HIGHLIGHTS

- **Open concept living, dining and kitchen across the back of the home**

- Dining area opening onto the deck, built new in 2025
- Quartz counters, centre island and a walk through pantry
- Electric fireplace anchoring the living room
- Mud room off the double attached garage
- Two piece bathroom

Every window across the back of this house is pointed at the hills.

UPPER LEVEL

- **Primary bedroom with a walk in closet and a four piece ensuite**

- Two more bedrooms, each with its own walk in closet
- Bonus room between the bedrooms, plus a four piece main bathroom
- Upper floor laundry, on the same level as the beds

Three bedrooms, three walk in closets. Nobody is negotiating for hanging space.

BASEMENT & PRIVATE SIDE ENTRANCE

- **Full undeveloped basement, approximately 695 sq ft of interior space below grade**

- Private side entrance leading directly down, separate from the main living space

Any future development of the lower level is at the buyer's discretion and subject to City of Airdrie approvals and permits.

OUTDOOR LIVING

- **South facing backyard, private and fully fenced**

- Rolling hills and open green space beyond the fence, no rear neighbours
- A playground a few houses away where the neighbourhood gathers
- Deck built new in 2025, back lane access, double attached garage

In the sellers' own words: you can get lost on the back deck watching the wildlife, the sunsets and the peaceful scenery.

UPGRADES & FEATURES

- Built in 2021 by Homes by Avi
 - Roof, furnace and hot water tank all original to the 2021 build
 - Quartz counters through the kitchen, with a walk through pantry
 - Deck built new in 2025
 - Private side entrance to the lower level, and no Poly B plumbing
- Nothing in this house is due for replacement yet.

AT A GLANCE

• 3 Bedrooms, each with a walk in closet

- 2.5 Bathrooms
- 1,865 Sq Ft Above Grade (RMS)
- Lot approximately 3,573 sq ft, south facing rear yard
- Fully fenced back yard, back lane access, double attached garage
- Playground a few houses away, schools and shopping close by
- Rolling hills and open green space behind, no rear neighbours
- Full undeveloped basement with a private side entrance
- No central air conditioning · HOA \$136 per year, Lanark Landing

WHY YOU'LL LOVE IT

This home stands out for one simple reason... the back fence.

South facing sun. Rolling hills. Nobody behind you.

It's a combination that's hard to find, and even harder to replace.

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

TARA MOLINA c: 403.809.4639 e: tara@taramolina.com

SHAUNA ALLEN c: 587.247.6683 e: shauna@taramolina.com

TARAMOLINA.COM

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