

# \$589,999 - 588 Lawthorn Way Se, Airdrie

MLS® #A2209124

**\$589,999**

4 Bedroom, 4.00 Bathroom, 1,323 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

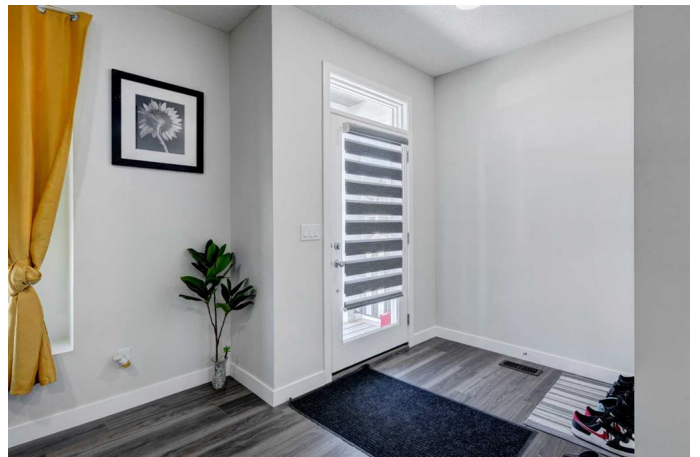
This beautifully upgraded 4 bed, 3.5 bath 2-storey home offers incredible value with a separate side entrance—perfect for a future legal suite (subject to approval and permitting by the city or municipality) or multi-generational living. Located in a family-friendly neighborhood, this home features an open-concept main floor with 9'™ knock-down ceilings and luxury vinyl plank flooring throughout.

The chef-inspired kitchen shines with quartz countertops, full-height cabinetry, upgraded stainless steel appliances, pots and pans drawers, and designer tilework—flowing seamlessly into the dining and living areas, ideal for entertaining. A stylish powder room and mudroom complete the main level.

Upstairs, you'll find a spacious primary retreat with an upgraded ensuite and walk-in closet, plus two additional large bedrooms, a full 4-piece bath, upper-floor laundry, and built-in storage.

The professionally finished basement, completed by the builder, includes a fourth bedroom, full bathroom, large rec room, and a second laundry area—ready to convert into a private suite thanks to the side entrance.

Outside, enjoy a fully fenced and landscaped backyard with a deck—perfect for summer gatherings. A double detached garage adds



convenience and value.

This home is move-in ready with incredible suite potential—ideal for homeowners, investors, or anyone looking to offset their mortgage with rental income.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209124               |
| Price          | \$589,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,323                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 588 Lawthorn Way Se |
| Subdivision | Lanark              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 3P1             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
|              | Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances   | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings    |
| Heating      | Forced Air, Natural Gas                                                                                          |
| Cooling      | None                                                                                                             |
| Has Basement | Yes                                                                                                              |
| Basement     | Finished, Full                                                                                                   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Yard           |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt                          |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 39              |
| Zoning         | R2              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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