

# \$765,000 - 105 Lawthorn Greenway Se, Airdrie

MLS® #A2247196

**\$765,000**

5 Bedroom, 4.00 Bathroom, 1,983 sqft  
Residential on 0.10 Acres

Lanark, Airdrie, Alberta

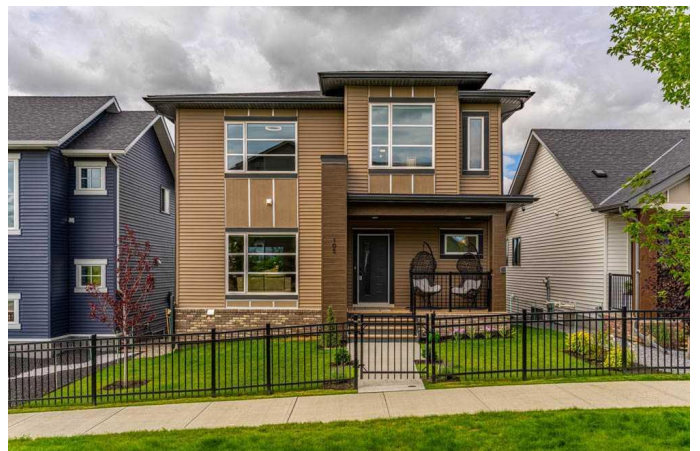
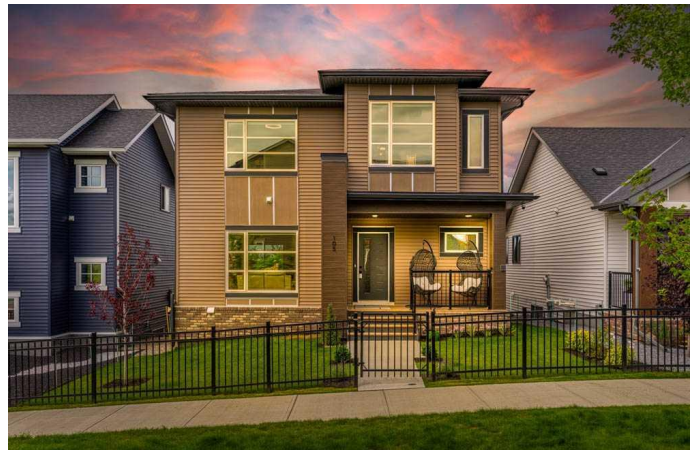
Some homes offer stunning views. Others offer privacy, spacious layout, or income potential. Rarely do you find a home that combines all these features—but this one does.

Facing onto peaceful green space, this exceptional property offers a rare sense of privacy and security—perfect for families with children. Soak in the mountain views from the expansive two-tiered deck, complete with built-in entertaining space and a beautiful firepit.

Inside, the main level offers a bright, open-concept layout with a spacious living room, large dining area, and a modern chef's kitchen featuring quartz countertops and a premium appliance package worth over \$10,000. A main-floor office has direct access to the deck, making it ideal for working from home or enjoying a quiet reading space. A convenient powder room completes this floor.

Upstairs, the primary suite is a true retreat with a custom walk-in closet and a luxurious 5-piece ensuite. Additionally, you'll find three generously sized bedrooms, all with excellent closet space, plus a full bathroom, and a dedicated laundry room with ample storage.

Downstairs, the fully self-contained LEGAL basement suite is beautifully finished and thoughtfully designed. With its own address



and private entrance, the suite features a full kitchen with high-end appliances, spacious living and office areas, a large bedroom, a bathroom with a walk-in shower and bench seat, and its own laundry space. The suite is incredibly quiet thanks to superior insulation, and currently generates over \$2,000/month on Airbnbâ€”perfect as a mortgage helper or in-law suite.

Additional features include a brand-new central A/C unit (2025) and a whole-home water filtration system, adding comfort and peace of mind. Thereâ€™s even dedicated RV parking and an oversized heated and cooled double garage with plenty of storage. This is more than a homeâ€”itâ€™s a lifestyle upgrade. Schedule your showing today and experience everything it has to offer.

Built in 2021

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247196    |
| Price          | \$765,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 105 Lawthorn Greenway Se |
| Subdivision | Lanark                   |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A 3M7 |

### **Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                                |
| Parking Spaces | 5                                                                                                                                   |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking, Oversized |
| # of Garages   | 2                                                                                                                                   |

### **Interior**

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Humidifier, Microwave, Refrigerator, Window Coverings, European Washer/Dryer Combination                   |
| Heating           | Forced Air, Natural Gas, Heat Pump                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                   |
| Fireplaces        | Electric, Gas, Insert, Living Room, Other                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                               |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                      |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Views |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Brick, Vinyl Siding                                               |
| Foundation        | Poured Concrete                                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 43               |
| Zoning         | R1-L             |
| HOA Fees       | 135              |
| HOA Fees Freq. | ANN              |

Listing Details

Listing Office                      Real Broker

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.