

# \$724,900 - 3 Lawrence Green Se, Airdrie

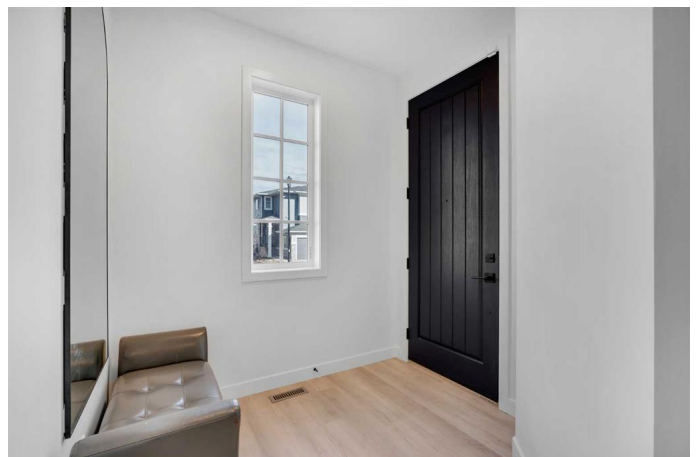
MLS® #A2196888

**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,995 sqft  
Residential on 0.09 Acres

Lanark, Airdrie, Alberta

This stunning corner lot home in Airdrie offers a custom floor plan with premium upgrades throughout, designed to provide both style and functionality. As you step inside, you're welcomed by a spacious front entryway with a large closet, setting the tone for the thoughtful design of this home. The open-concept main floor features 9-foot ceilings, enhancing the sense of space and light. The chef's kitchen is a true highlight, boasting sleek custom cabinetry, high-end stainless steel appliances, an oversized waterfall island, a gas range, a large pantry, and an upgraded kitchen sink. This space flows seamlessly into the dining area, where large sliding patio doors flood the room with natural light and lead to the deck and fully fenced backyard. Here, you'll enjoy private access to the park, offering a beautiful extension of your outdoor living space. The living room exudes elegance and warmth, centered around a striking custom marble fireplace that serves as a focal point. Completing the main level is a 2-piece bathroom, a mudroom with built-in storage, and direct access to the unfinished basement through a separate entrance offering potential for future customization. The 27.5' tandem garage is another standout feature, designed with added lighting for convenience. Upstairs, a spacious bonus room provides a versatile space! The primary retreat is a true sanctuary, featuring a luxurious 5-piece ensuite with a large tiled shower, upgraded faucets, and double vanities, along with a



walk-in closet that has a hidden entrance connecting to a private den—ideal for a dressing area, nursery, or workspace. Two additional bedrooms are generously sized and share a 4-piece bathroom with tiled showers and undermount sinks. The convenient upper-floor laundry room ensures everyday ease. Throughout the second floor, luxury vinyl flooring, black trim windows, and modern lighting fixtures elevate the overall aesthetic. The unfinished basement is ready for your personal touch, complete with a wet bar setup and rough-ins for further development. Thoughtful upgrades throughout the home include a larger main bath shower, undermount sinks in all bathrooms, and a separate basement entrance from the mudroom, adding versatility and potential for future expansion. Situated in the desirable Lanark community, this home provides easy access to top-rated schools. Outdoor enthusiasts will appreciate the nearby parks and walking trails, including Nose Creek Regional Park and Iron Horse Park, perfect for family outings and leisure activities. With playgrounds, recreational facilities, and a welcoming neighborhood atmosphere, Lanark is an ideal place to call home. Additionally, the home is conveniently located near shopping centers, grocery stores, and dining options, ensuring that all your daily needs are within reach. Whether you’re looking for a home that offers modern design, functionality, or access to nature, this property delivers the perfect blend of comfort, convenience, and community living.

Built in 2023

### **Essential Information**

MLS® #	A2196888
Price	\$724,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Lawrence Green Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3M9

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn
Roof	Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	16
Zoning	R1-U
HOA Fees	130
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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