

\$599,900 - 34 Lawrence Green Se, Airdrie

MLS® #A2244908

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4 Bedroom, 4.00 Bathroom, 1,608 sqft

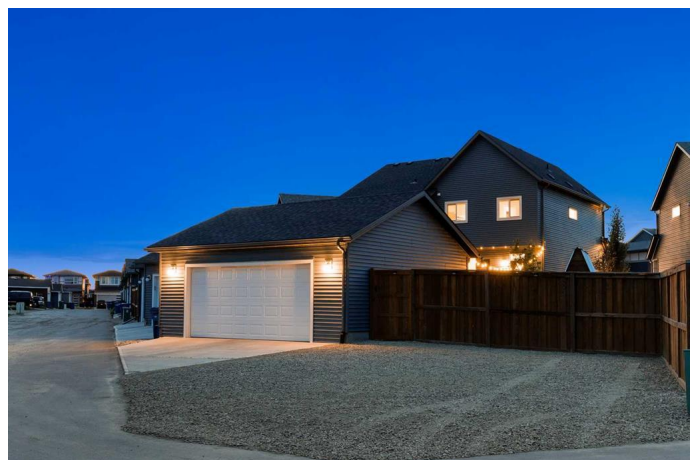
Residential on 0.14 Acres

Lanark, Airdrie, Alberta

WELCOME to 34 LAWRENCE GREEN SE, this BEAUTIFULLY UPGRADED AIR CONDITIONED, 2-STOREY HOME offers over 2,170 Sq Ft of DEVELOPED Living Space with 4 BEDROOMS, 3.5 BATHS, and a 24' x 24' OVERSIZED DOUBLE GARAGE on one of the LARGEST LOTS in the DEVELOPMENT! Located on a PRIVATE PIE-SHAPED LOT in the SOUGHT-AFTER COMMUNITY of LANARK, this EXCEPTIONAL PROPERTY is LOADED with UPGRADES, IMPECCABLY MAINTAINED, and offers a TRULY TURN-KEY EXPERIENCE.

From the moment you arrive, the PROFESSIONAL LANDSCAPING makes an immediate impression- featuring OVER 20 TREES & SHRUBS and COUNTLESS PERENNIALS that RETURN every year. With NO DOWNSPOUTS to trip over, all water management is routed UNDERGROUND and away from the house and garage for a CLEAN, SAFE finish. Enjoy the GLOW of GEMSTONE LIGHTING as you pull into your MASSIVE REAR DRIVEWAY, offering ROOM for RVs, TRAILERS, BOATS, and more - with SPACE for FUTURE DEVELOPMENT if desired!

Inside, the OPEN-CONCEPT main floor is bright and welcoming, with 9' KNOCKDOWN CEILINGS and a SE FACING BACKYARD that floods the space with NATURAL LIGHT. The kitchen is an ENTERTAINER'S DREAM featuring a



STRIKING 8' QUARTZ ISLAND, TRENDY OFF-WHITE CABINETRY, EXTRA DRAWERS for maximum storage, a 5-BURNER GAS RANGE, STAINLESS STEEL FRIDGE with water/ice, and a CUSTOM COFFEE + DRINK STATION with added cabinetry and a WINE FRIDGE. A CUSTOM MUDROOM with BUILT-IN STORAGE keeps everything organized, and a MODERN 2-PC BATH adds style and function. Upstairs, you'll find 3 SPACIOUS BEDROOMS and a CONVENIENT LAUNDRY ROOM. The PRIMARY RETREAT includes a WALK-IN CLOSET and a LUXURIOUS 5-PC ENSUITE featuring DUAL SINKS, QUARTZ COUNTERS, and thoughtfully added cabinetry for EXTRA STORAGE. All bedrooms include CUSTOM BLINDS, with BLACKOUTS in every bedroom for ultimate comfort. The FULLY FINISHED BASEMENT expands your living space with a LARGE FAMILY ROOM, 4th BEDROOM with a WALK-IN CLOSET, and another 4-PC BATHROOM "ideal for teens, guests, or extended family. The ENTIRE HOME features QUARTZ COUNTERTOPS throughout, including ALL BATHROOMS and LAUNDRY. Step outside to your PRIVATE OASIS "one of the BIGGEST YARDS in the COMMUNITY. Whether you're enjoying SUMMER EVENINGS on the DECK, gardening, or watching the kids play, this yard offers it all. Plus, with QUIET and FRIENDLY NEIGHBOURS on BOTH SIDES, the privacy is unmatched. Built by HOMES BY AVI, this home is steps from a PLAYGROUND, a block to the PUMP PARK, COMMUNITY GARDENS, and a FUTURE SCHOOL SITE. Commuting is EASY with NEW ACCESS to 40TH AVE just blocks away "connecting you quickly to Deerfoot and QEII. If you're looking for a SHOWSTOPPER FAMILY HOME that checks ALL the

boxes-THIS IS THE ONE. BOOK YOUR
PRIVATE SHOWING TODAY!

Built in 2022

Essential Information

MLS® #	A2244908
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	34 Lawrence Green Se
Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3M8

Amenities

Amenities	Community Gardens
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters,
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	Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Yard Lights, City Lot, Waterfall
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	20
Zoning	R2
HOA Fees	137
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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