



## 30 Lawrence Green Airdrie Alberta

\$599,900

MOVE IN READY !! This 3 Bedroom Semi-Detached Home by Homes by Avi has been masterfully designed and has plenty of room for the entire family to grow. COMES WITH a Huge BACK, DOUBLE DETACHED GARAGE (Built by the builder), ample RV parking, AC and located and right across the street from a Beautiful PARK! The main floor boasts an open floor plan with SPACIOUS ENTRY open to the living room, dining room and to the stunning kitchen with breakfast bar. This home features QUARTZ COUNTERTOPS, UPGRADED LIGHTING, S/S APPLIANCES and with continuous LVP flooring throughout the main floor. The half bath nicely tucked in back by the mud room which overlooks the deck and oversized back yard. The upper level has great sized master bedroom and offers a large walk in closet and 4-piece En-Suite bath. Upstairs we have 2 additional good sized bedrooms, a nicely appointed full bath as well as a dedicated laundry closet. There is a separate side entrance to the fully finished basement which was finished by the builder. This space has never been rented but can be used as an illegal basement suite. This custom finished space offers a spacious rec room, a fourth bedroom, another full bathroom, separate laundry as well as a functional kitchenette. The basement has excellent potential to generate income or can be used for the modern conveniences that a growing and busy family needs. The massive landscaped backyard boasts RV parking space beside your Double detached garage. There is a natural gas line at the deck for your BBQ and the owner has "roughed in" a natural gas line to the garage for the future install of a heater. There is plenty of space to add additional storage in this large yard if needed. Situated across from very cute park and just a stones throw to a community rink and open field. This vibrant and safe family oriented neighborhood features extensive pathways, ponds, ...

Primary Bedroom 13.00 M x 12.92 M

Bedroom 12.75 M x 9.58 M

Bedroom 10.25 M x 9.00 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Recreational, Games room 16.08 M x 14.58 M

4pc Bathroom .00 M x .00 M

Living room 16.42 M x 12.83 M

Dining room 10.58 M x 12.50 M

Kitchen 9.08 M x 12.50 M

Other 9.92 M x 6.08 M

2pc Bathroom .00 M x .00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

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Bedroom 10.50 M x 9.67 M