



# 79 Lawrence Green Airdrie Alberta

\$789,000

Welcome to a beautiful 2022 home crafted by, Homes By Avi's in the newly established Lanark community! This home is a blend of sophistication and practicality. As you walk in you'll feel the simplistic beauty of this home. It's absolute stunning. This home has many upgrades such as the zebra blinds throughout, 9 ft ceilings, quartz countertops, gas stove and a digital fridge that make the space feel luxurious. The main floor holds an open concept, upgraded floor to ceiling cabinets, over-sized patio door that allows the sunshine to flood in, a walk-through pantry, vinyl plank flooring, a mud room and a half bathroom. Once upstairs you walk into the bonus room ready for your family to cozy up. On each adjacent side of it holds the large bedrooms, main floor laundry and a full bathroom. The master is spacious enough to hold a king size bed with lots of space around. Flow in to the 5 pc ensuite with quartz countertops, double sinks, large soaker tub and shower that leads to the large walk in closet. Tonnes of space for all the shopping you can handle. Discover endless possibilities with a side entrance, wired for 200 amp service, plumbed for a second kitchen, washer and dryer and with one future wall you can make a 4th bedroom. The basement was thought out with extreme detail with 3 layers of underlay and sound proofed with SONopan ensuring your comfort and warmth. An added feature you don't see that often is the mesmerizing galaxy lights on the ceiling that add a touch of enchantment to movie night in this already extraordinary property. The location of this home is ideal. A playground across the street. It's surrounded by many schools and an outdoor skating rink. A great place to spend time with family and friends and be apart of the new community of Lanark in Airdrie. Quick access to Deerfoot, Stoney Trail, Cross Iron Mills is 10 min away and the Airport 15 min away...

- 5pc Bathroom 8.17 Ft x 8.17 Ft
- 5pc Bathroom 9.58 Ft x 10.42 Ft
- Bedroom 10.58 Ft x 10.67 Ft
- Bedroom 11.92 Ft x 9.83 Ft
- Family room 14.08 Ft x 16.58 Ft
- Laundry room 8.08 Ft x 5.92 Ft

- Office 11.58 Ft x 7.33 Ft
- Recreational, Games room 21.83 Ft x 14.92 Ft
- Furnace 9.83 Ft x 11.75 Ft
- 2pc Bathroom 5.33 Ft x 4.58 Ft
- Dining room 10.42 Ft x 9.00 Ft
- Kitchen 10.42 Ft x 13.58 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Office 9.42 Ft x 4.33 Ft

Living room 12.50 Ft x 20.08 Ft

Primary Bedroom 12.92 Ft x 11.92 Ft

Other 7.58 Ft x 8.25 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft