



GRASSROOTS
REALTY GROUP

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149 Thornfield Close SE
Airdrie, Alberta

MLS # A2230569



\$668,500

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Air Conditioner, Storage Shed, Hot Tub 'as is' see remarks, TV and Wall Mount in Basement, Entertainment Unit in Basement, Attached Garage Cabinets

Be in for the start of School ~ Quick Possession Available ~ Welcome to this IMMACULATE and Beautiful Home located in the POPULAR COMMUNITY OF THORBURN in Airdrie. This 4 Bedroom Home with 1967 sqft of Developed Living Space sits on a LARGE PIE LOT, in a Low Traffic Street, is steps away from a Playground, and close to an Elementary, Middle, and High School. When you arrive you will immediately notice the HARDIE BOARD SIDING and are welcomed by a Front Porch perfect for a quiet cup of coffee. Entering into the Private and Spacious Foyer you will see the HARDWOOD FLOORING which is throughout the main and upper levels. The RENOVATED KITCHEN features WHITE CABINETRY, QUARTZ COUNTERTOPS, Stainless Steel Appliances, Pot and Pan Drawers, Lighting, a FARMERS SINK in the Large Island, and a Pantry. The Living Room is bathed in natural light from the Oversized Windows and has a Corner Fireplace. The Dining area is quite Large and has an Oversized Window to enjoy the yard. The Main Floor also has a Laundry Room with a Sink and extra Cabinets, and a half bath. The Upper Level has Hardwood Flooring, a Huge Primary Bedroom 14'11" x 12'3" that easily fits a King Suite, a 4 pc Ensuite with Soaker Tub, and a Walk in Closet. 2 Additional Bedrooms that can fit Queen Beds, and a Full Bath complete the upper level. The Fully Finished Lower Level has a Massive Bedroom 16'3" x 11', Spacious Recreation / Family Room, Full Bathroom, and a Great Storage Room. This Home is AIR CONDITIONED, has a WATER SOFTENER, and has an Oversized HEATED GARAGE 21'6" x 21'4" with Lots of Cabinets and a Huge Loft for Tons of Storage. The Fantastic Pie Shaped Yard is 2 Lots Wide at the rear, and has a Beautiful Tree by the deck making it a great space to relax and listen to the birds. There is a Gas Line for the

BBQ and a lot of outside storage along the south side of the Home if needed. The Home also had the shingles replaced in 2015. This Fantastic Home is Turnkey and is ready for you to make it yours. Imagine your children playing in the yard, being able to walk to school, and making great memories here. Book your showing Today! QUICK POSSESSION AVAILABLE IF NEEDED.