



GRASSROOTS
REALTY GROUP

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23 Thorndale Close SE
Airdrie, Alberta

MLS # A2234273



\$589,900

Division:	Thorburn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Insulated, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Private, Rectangular Lot, See Remarks, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage Shed

WELCOME HOME to this CHARMING 4 level split home located on a quiet street in the desirable community of THORBURN. This home offers plenty of room with over 1811 sq ft of finished living space on three levels plus an unfinished basement space. Along with a DOUBLE ATTACHED GARAGE and beautiful landscaping this home has great curb appeal. As you enter through the front door you will notice the large foyer area and vaulted ceilings opening to the inviting living room with gleaming hardwood floors. The kitchen has plenty of cupboards and a separate pantry, and the dining area completes this main level. The upper level boasts a large primary bedroom with walk-in closet, two additional bedrooms and a 4-piece bathroom. The lower (3rd level) has a nice sized family room with gas fireplace, a 4th bedroom and another 4-piece bathroom. As well this level walks out to a west facing, private yard for you to relax and enjoy BBQing a meal and visiting with friends. The basement is unfinished but offers lots of storage including a crawl space area for even more storage. The included washer and dryer are also on this level. This WELL-MAINTAINED, extremely clean home with neutral colours throughout is move in ready! AND it has CENTRAL AIR CONDITIONING! You are close to all amenities including, shopping, dining, transit, and the Genesis Place Recreation Centre. Just a short drive to Cross Iron Mills shopping centre, & the Calgary International Airport. Come have a look, this could be the one!