



GRASSROOTS
REALTY GROUP

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107 Thornbird Way SE
Airdrie, Alberta

MLS # A2238764



\$704,950

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to a well-maintained 4-bedroom fully developed home, freshly painted with new flooring in bathrooms. Gorgeous, over 3,000 sqft of developed living space and tremendous value home on a corner lot in the well-desirable Thorburn community. This beautiful home comes with a lengthy list of upgraded features. The main floor includes high vaulted ceilings and lots of natural light from the large arch windows, a large den with built-in desks and cabinets. The kitchen has stainless-steel appliances, new stove, quartz counters, lots of cabinets & soft close drawers. The dining area is very spacious and bright, with lots of large windows and access to the backyard, a cozy gas fireplace in the family room, and more. Upstairs comes with a large master bedroom with a 4-piece ensuite and walk-in closet, 2 other good-size bedrooms, and a 4-piece bath. Basement is fully developed with a huge 4th bedroom, full bathroom, large storage area, and very large recreation & family room with a gas fireplace for your enjoyment. A large backyard with a large deck and beautiful landscape retreat is ideal for entertainment, with lots of room for the kids to play and a double gate at the side to park your RV. The home is complete with a double car attached garage with a wide driveway that can fit 3 cars, close to schools, shopping, cafes, restaurants, and recreation, easy access to Deerfoot Trail. Make this your family home today!!!