



**GRASSROOTS**  
REALTY GROUP

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**149 Thornfield Close SE**  
**Airdrie, Alberta**

**MLS # A2246412**



**\$659,900**

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

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cement Fiber Board, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Storage Shed, Hot Tub 'As Is' See remarks, TV and Wall Mount in Basement, Entertainment Unit in Basement, Attached Garage Cabinets.

You have to see this IMMACULATE, RENOVATED, and BEAUTIFUL MCKEE BUILT HOME that sits on a LARGE PIE LOT located in the POPULAR COMMUNITY OF THORBURN in Airdrie to appreciate how great it is. This 4 Bedroom Home has 1967 sqft of Developed Living Space, is on a Low Traffic Street, 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 with Soaker Tub, 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! THIS IS A FANTASTIC HOME. Quick Possession Available if needed.