



GRASSROOTS
REALTY GROUP

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1224 Thorburn Drive SE
Airdrie, Alberta

MLS # A2253926



\$499,900

Division:	Thorburn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,767 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Shed in backyard

Step inside this bright and spacious 4-level split home, thoughtfully designed for comfortable family living. The main level features vaulted ceilings, creating an open and airy atmosphere the moment you walk in. Just past the formal living and dining areas, you'll find a cozy kitchen with a window overlooking the backyard, perfect for watching the kids play or the birds flutter by while you prepare dinner. Beside the kitchen, a charming breakfast nook with a big window to the backyard offering the perfect spot to enjoy your morning coffee. Upstairs, the primary bedroom includes a private 3-piece ensuite, providing a peaceful retreat at the end of the day. Two additional bedrooms complete this level, ideal for children, guests, or a home office. The lower level welcomes you with a beautiful wood burning fireplace (with gas starter) and a spacious family room, perfect for cozy evenings at home, game nights or entertaining. This level also includes an additional bedroom with a convenient cheater ensuite, featuring a large tub and laundry for added functionality. The partial basement offers room for storage, a workshop, or future development, giving you flexibility to make the space your own. Out front you will find a fully equipped double-attached garage wired with 2 x 220 outlets! In the backyard you will find a shed placed on a paved pad with gas and power running to the pad area, the opportunities are abundant. The deck is also run with gas for your BBQ needs. Hot water tank was installed in 2021, Furnace was replaced just before the hot water tank. Whether gathering in the multiple main living areas or enjoying the quiet comfort of the many bedrooms and bathrooms, this home provides space for everyone and every stage of life. Situated in a family-friendly Airdrie community, close to schools, parks, and everyday amenities, it's a fantastic opportunity to put down

