

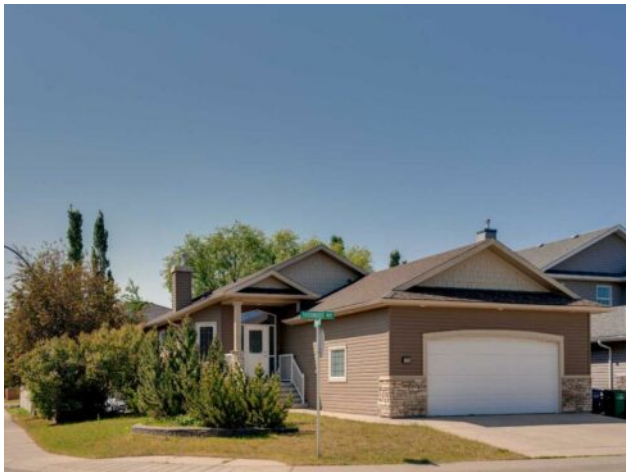


GRASSROOTS
REALTY GROUP

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106 Thornbird Way SE
Airdrie, Alberta

MLS # A2267161



\$600,000

Division:	Thorburn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,374 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Welcome to this beautiful vaulted bungalow on a spacious corner lot with a sun-drenched south-facing backyard in the heart of Thorburn. This fully developed home offers over 2,600 square feet of beautifully balanced living space designed to support both daily comfort and effortless entertaining. The open-concept layout is enhanced by soaring ceilings and skylights that invite warmth and natural light into every corner while central air conditioning keeps you comfortable in any season. The kitchen is the hub of the home, featuring granite countertops, under-cabinet lighting, stainless steel appliances and a walk-in pantry, all open to the dining area and bright living room framed by south-facing windows. Step out to the expansive deck and enjoy summer BBQs or quiet mornings under the canopy of mature trees. The vaulted primary bedroom is a true retreat with extra windows, a walk-in closet, and a spa-inspired ensuite complete with dual sinks, a jetted tub, custom tile shower heated floors and another sunny skylight for loads of natural light. Two additional bedrooms and a second updated full bathroom with quartz counters complete the main level. Downstairs, 9-foot ceilings create a sense of volume throughout the massive family room, finished with custom built-in cabinetry and a gas fireplace, ideal for movie nights, play space or entertaining guests. A fourth bedroom and third full bathroom provide added flexibility for guests, teens or multi-generational living. The oversized double attached garage is insulated and drywalled with plenty of room for storage or hobbies. The backyard is fully fenced with mature trees and room to play or garden. Located in a well-established community close to parks, schools, walking paths and East Lake, this home delivers comfort, convenience, and a setting you'll love coming home to!