



GRASSROOTS
REALTY GROUP

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**113 Thornleigh Close SE
Airdrie, Alberta**

MLS # A2278616



\$619,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to this fully developed 4-bedroom, 3.5-bath home, ideally located on a quiet street in the highly sought-after community of Thorburn. Thoughtfully designed and exceptionally well maintained, this property offers a rare private elevator (installed in 2020 and professionally serviced every two years), making it an excellent option for multi-generational living or enhanced accessibility. Situated on a large lot siding onto an alley, the home is filled with natural light. The main level features a convenient 2-piece bathroom, a private laundry room, and a beautifully updated kitchen complete with brand-new white appliances accented in rose gold, quartz countertops, a large island with seating, and a corner pantry. The sunny breakfast nook is surrounded by windows overlooking the spacious backyard, while the inviting living room is anchored by a cozy gas fireplace. Upstairs, you'll find two generous bedrooms, a full 4-piece bathroom, and a spacious primary retreat. The recently updated primary bedroom includes a spa-inspired ensuite with a large tiled shower, corner soaker tub, and walk-in closet. The fully developed basement offers excellent versatility with space for a home gym, a dedicated entertainment area, a 3-piece bathroom, and a fourth bedroom—ideal for guests or teenagers. The private elevator provides convenient access to all three levels, offering true barrier-free living for those who need it or simply appreciate the added comfort. Additional updates include a new hot water tank (2020). Ideally located with easy access to major roadways, within walking distance to local amenities, and situated in the desirable Tri-School area, this home truly has it all. Be sure to view the Virtual Tour for interactive floor plans, high-definition photos, and a complete room-by-room walkthrough. A rare opportunity—don't miss it.

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