



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1503 Thorburn Drive SE
Airdrie, Alberta

MLS # A2285768



\$569,900

Division:	Thorburn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,123 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: NA

Welcome to this well maintained 5-bedroom, 3-bathroom home in the desirable community of Thorburn-Airdrie, ideally located close to parks/schools and walking paths. Inside, you'll be welcomed by a bright tiled foyer, vaulted ceilings with a skylight, and a spacious kitchen designed perfectly for family living and entertaining. The home features two cozy fireplaces, central air conditioning, elegant oak finishes, and beautiful ceramic tile accents throughout. This property showcases numerous updates, including a new furnace (2024), hot water tank (2018), roof (2016), updated flooring (2022), and rebuilt decks (2015) with refreshed fencing on both sides (2015). The south-facing backyard offers plenty of sunshine-ideal for summer gatherings-with a large deck, RV parking, and a handy yard shed. Combining modern upgrades, functionality, and charm, this wonderful property provides the perfect setting to create lasting family memories in one of Airdrie's most sought-after neighborhoods.