



**1503 Thorburn Drive SE**  
**Airdrie, Alberta**

**MLS # A2301078**



**\$549,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.