



**165 Thornfield Close SE
Airdrie, Alberta**

MLS # A2302808



\$625,000

Division:	Thorburn		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,501 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Trampoline, TV in living room		

Welcome to this beautifully updated modified bi-level offering over 2,500 sq ft of developed living space in the established community of Thorburn in Airdrie, perfectly blending style, function, and location on a quiet close in a highly desirable neighbourhood. Step inside to a spacious foyer with soaring vaulted ceilings that continue throughout the entire home, creating an airy, open feel paired with luxury vinyl plank flooring completed in recent updates. The main level opens into a bright, open-concept living space designed for everyday living and entertaining. The recently updated kitchen features a massive microcement countertop and matching backsplash, flowing seamlessly into the south-facing dining area and spacious living room filled with natural light. From the kitchen, step out onto a large elevated deck with stair access to the walk-out basement and backyard, creating excellent indoor-outdoor flow perfect for hosting, gatherings, and summer enjoyment. The living room is anchored by a striking Venetian plaster feature wall with custom niche, while Venetian plaster detailing continues throughout the main level. This level offers two generously sized bedrooms and a recently renovated 4-piece bathroom, fully finished in sleek microcement for a clean, refined, modern look. The primary suite is located on its own upper level, providing privacy and separation from the main living space. It includes a walk-in closet and a fully updated 3-piece ensuite finished entirely in microcement, creating a tranquil, spa-like feel. The fully developed walk-out basement expands the home's living space with two additional bedrooms, a large recreation room, and a dedicated family room featuring another Venetian plaster feature wall. A third updated 4-piece bathroom, convenient basement laundry, and fresh paint throughout complete this level. Additional features include

central air conditioning and a functional layout suited for modern family living. The heated double attached garage adds comfort and convenience. Step outside to a private backyard with direct access from the walk-out level, ideal for entertaining or relaxing, with plenty of space for kids, pets, or summer evenings outdoors. Located close to parks, playgrounds, and pathways, and within walking distance to Good Shepherd School, Meadowbrook Middle School, and Bert Church High School, as well as nearby Genesis Place, East Lake Park, and shopping amenities, this home offers exceptional convenience. Everyday essentials, recreation, and commuting routes are all easily accessible, making this an ideal location for families seeking both lifestyle and practicality in one. A rare opportunity to own a beautifully reimagined, design-forward home in one of Airdrie's most sought-after communities!