



GRASSROOTS
REALTY GROUP

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1928 Thornbird Road SE
Airdrie, Alberta

MLS # A2137554



\$734,900

Division:	Thorburn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Curtains, Gates on the Stairs, TV Mount

Discover luxury living in this EXCEPTIONAL ,modified bi-level home, masterfully crafted by Layne Homes and lovingly maintained by its ORIGINAL owner. Nestled on a serene street in the highly sought-after community of Thorburn, this 4 bedroom (2+2), 3 bath residence is a rare gem that combines luxury, comfort, and meticulous attention to detail. Upon entering, the inviting entrance sets the tone for the experience throughout the home. The master suite is a true sanctuary. The expansive bedroom boasts hardwood floors, refinished on site, and custom closet organizers in the walk-in closet, providing ample storage and style. The ensuite bathroom, completely remodeled in 2018, is a luxurious retreat featuring heated floors, double sinks, a sophisticated tile shower, and "wish list" cabinetry. The fully finished basement offers a versatile space designed for various needs. It includes a recently renovated bathroom (2018), two additional bedrooms each equipped with a sink, and a large recreation/family area perfect for relaxing or hosting gatherings. The main floor is the heart of the home, exuding both style and functionality. Undergoing a high-end renovation in 2018, it features all-new European tilt-and-turn windows and doors installed in 2015, filling the space with natural light and offering energy efficiency and ease of use. The living area is complemented by the feature fireplace with an elegant tile surround. The custom kitchen is a chef's dream, featuring an abundance of drawers, a stunning 10-foot island, and top-of-the-line appliances, including a new oven, cooktop, and microwave (2024), along with a fridge and dishwasher from 2018. This floor also includes a convenient guest bedroom, a laundry room, and a beautifully appointed 4-piece bathroom, all enhanced with upgraded lighting, hardware, and plumbing fixtures. The exterior of the home is as impressive as the

interior. The Hardy board siding, updated shingles, and metal work completed in 2015 enhance its curb appeal. The expansive rear composite deck, with aluminum rail and glass panels, is perfect for outdoor entertaining, and the deck roof added in 2022 provides shelter for your enjoyment. The backyard is not only tranquil, but also equipped with underground sprinklers across three zones and a gas line to the deck with an additional rough-in location, making it ideal for future outdoor projects. A built-in shed and a new garage door installed in 2021 add convenience and style. This home is brimming with desirable features, such as central air conditioning added in 2017 and a new hot water tank in 2018. The modern color palette makes the home feel welcoming. Living in Thorburn offers a harmonious blend of a quiet, family-friendly atmosphere with easy access to essential amenities. With beautiful parks, walking paths, playgrounds, and schools just a short stroll away, it's an ideal location for families. The nearby Genesis Centre, offering sports, wellness, and community activities, adds to the convenience