



**1816 Thornbird Road SE**  
**Airdrie, Alberta**

**MLS # A2140835**



**\$700,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, See Remarks, Stone Counters		

**Inclusions:** Stand-Up Freezer, Gazebo, Shed, Picnic Table, Backyard Planters, Rain Barrel, Compost Bin

**\*\*WELCOME HOME!\*\*** This Gorgeous FULLY DEVELOPED & Substantially RENOVATED 2 Storey Family Home is nestled in the PERFECT LOCATION in the Highly Coveted & Well Established Neighbourhood of THORBURN, just steps from the Lovely PATHWAYS to East Lake & 3 Doors to the Countryside! Nestled amongst Mature Trees on an OVERSIZED LOT & boasting nearly 3100ft of LIVING SPACE over 3 levels, this Meticulously Maintained Home features 9' Ceilings & a BRIGHT & Open functional design w/ a Neutral Palette, compliments of the Fresh PAINT & Large VINYL WINDOWS throughout. The main level is the HEART OF THE HOME, showcasing a SPACIOUS Living Room where you can curl up with a good book next to your cozy GAS FIREPLACE, Lovely Front Sitting Room, Large Formal DINING Area & a Beautifully RENOVATED CHEF'S KITCHEN w/ STAINLESS STEEL Appliances, STONE Counters, Plenty of Cabinetry & Counter Space, Corner PANTRY & Eat-In Breakfast Nook overlooking the Extensively LANDSCAPED Backyard! Completing the main floor is a Laundry Room & 2pc Powder Room conveniently tucked away from the main Living areas. Heading upstairs, you are welcomed by Double Doors leading into your Large Master Suite featuring a WALK-IN Closet w/ Custom Shelving & Full Private ENSUITE! Rounding off this level you'll find 3 more generously sized Bedrooms & another full 4pc Main Bath. Your FULLY DEVELOPED Lower Level features 2 DENS (or 5th & 6th Bedrooms w/ future egress window upgrade), an additional Bathroom w/ Jetted SOAKER TUB & a Large Family/Theatre Room w/ 2nd GAS Fireplaces - the perfect spot to host Game night or enjoy Family movie nights! Stay cool & comfortable on hot Summer days w/ the convenience of Central AIR CONDITIONING, or step out back

into your Fully FENCED & Private SOUTH Facing Multi-Tiered BACKYARD SANCTUARY including Large GAZEBO w/ retractable roof&hellip; THE spot for BBQ's & entertaining Friends & Family, or just sitting back, relaxing & enjoying all the SUNSHINE you can handle! This Beautiful Family Home has seen many recent RENOVATIONS & UPDATES including NEW Roof, Siding, Eaves Troughs, Kitchen, Appliances, Furnace & Hot Water Tank, Hardwood, Paint & MORE!! This is your rare opportunity to live in a Fantastic Neighborhood, just steps to Great SCHOOLS, Playgrounds, Parks, Pathways, Shopping, Transit, & MORE! Simply MOVE IN & start making new memories w/ your Family in this GORGEOUS TURN-KEY Home!