



**1872 Thornbird Road SE
Airdrie, Alberta**

MLS # A2150541



\$699,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Also included - Surround Sound System & TV in Bonus Room, Storage Shed, All Fixed Cupboards in Garage, Storage Bin on Right Side of Garage, Gazebo

Discover the epitome of comfort and style in this exquisite original-owner home nestled on a serene crescent in sought-after Thorburn, backing onto scenic walking paths and open farmers fields. Meticulously maintained and boasting 3075 SF with numerous upgrades, this residence is poised to become your family's next cherished haven. From the moment you approach the inviting front porch adorned with pillars and Hardy board siding, you'll feel welcomed into a space where every detail has been carefully considered. The spacious foyer sets the tone with its open-to-above design and ample closet space, offering practical storage solutions. Throughout the main and upper floors, gleaming hardwood and tile flooring create a warm and inviting atmosphere. Natural light floods the main living area, highlighted by a cozy gas fireplace in the great room, perfect for unwinding after a long day. The chef's kitchen is a culinary dream, featuring granite countertops, custom backsplash, a large walk-in pantry, stainless steel appliances including a range hood fan, and a breakfast bar island for casual dining. Adjacent, the dining area offers ample space for family gatherings and opens to an east-facing backyard oasis. Enjoy the tranquility of the landscaped, treed, and fenced yard with a large deck and included gazebo, overlooking the peaceful expanse of walking paths and farmers fields. Upstairs, a massive bonus room with vaulted ceilings awaits your personal touch—a perfect space for a home theatre or cozy retreat. The spacious primary suite boasts a large walk-in closet and a full ensuite with a separate shower and luxurious soaker tub. Two additional generous bedrooms share another well-appointed full bathroom. The lower level is finished with a family room featuring a second gas fireplace, a large workshop area, roughed-in plumbing for a fourth bathroom, and

abundant storage space. Combining impeccable style with an unparalleled location, this home offers an exceptional opportunity in Thornburn. Don't miss out—schedule your showing today and envision the lifestyle awaiting you in this remarkable property.