



**24 Thornfield Close SE
Airdrie, Alberta**

MLS # A2153503



\$700,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Thorburn | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,653 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Many Trees | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle, Rubber, See Remarks | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | Wall unit | | |

This exceptionally well-maintained home is move-in ready with a great layout and an exceptional location within walking distance to schools, parks and tons of recreation at East Lake Park and Genesis Place. After all of that adventure come home to a welcoming retreat with lovely curb appeal, Hardie Board siding, rubberized asphalt shingles and mature landscaping on a corner lot. The double attached garage is Heated with a handy man door to the dog run. Inside is equally as impressive with a plethora of natural light, hardwood floors and an open floor plan. Corner windows stream endless sunshine into the living room inviting you to sit back and relax in front of the fireplace while the included wall cabinet hides away media items and displays your treasures. Show off your culinary prowess in the kitchen featuring stainless steel appliances, loads of cabinets, a pantry for extra storage and a raised breakfast bar to casually gather. Come together over a delicious meal in the adjacent dining room or head out to the 2-tiered deck for summer barbeques with a convenient gas line. The primary bedroom on the upper level is a true owner's sanctuary with ample space for king-sized furniture and a sitting area that is perfect for curling up with a book, a yoga studio or a home office. The private balcony encourages peaceful morning coffees and evenings stargazing before bed. The 4-piece ensuite is equipped with a jetted soaker tub for a relaxing dip after a long day. 2 additional bedrooms on this level are both spacious and bright, sharing the 4-piece main bathroom. Gather in the rec room in the finished basement and connect over engaging movie and game nights. In-floor heating keeps toes warm and cozy. Another bedroom, another full bathroom with a lavish jetted soaker tub and plenty of storage complete this level. Further adding to your comfort is a tankless

water heater, a large energy-efficient furnace, triple pane windows, R80 attic insulation, rough-ins for a central vacuum system and sound throughout the house and back deck. The expansive back deck is surrounded by beautiful landscaping making it the perfect backdrop to your outdoor unwinding while kids and pets play in the huge grassy yard. Both sun and shade are available all day long. A shed with matching siding hides away seasonal items. All this plus a prime location close to everything. Walk to East Lake Park and enjoy sports fields, tennis and pickleball courts, an ice rink, firepit and more. Tons of additional recreation is just a 20 minute walk or 4 minute drive at Genesis Place with a swimming pool, ice rink, gym, events and programs and much more. You'll have a hard time running out of things to do living here! Come see for yourself!