



GRASSROOTS
REALTY GROUP

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10 Thornfield Place SE
Airdrie, Alberta

MLS # A2204517



\$710,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Quartz Counters, Vinyl Windows		

Inclusions: Hot Tub and Enclosure, TV Wall Mounts (TV's and Speakers are negotiable)

****RARE OPPORTUNITY** to own this GORGEOUS AND RENOVATED Home that BACKS ONTO THE PATHWAYS and GREENSPACE in the Highly Popular Community of THORBURN in Airdrie. This Exceptional McKee Built Home has seen over \$150,000 in Upgrades including Flooring, Kitchen, Bathrooms, Painting, Deck, Hot Tub and more. Upon Entry you will immediately notice the Flooring and the Large Foyer. The Main Level Features a Bright Kitchen with WHITE CABINETRY, Stainless Steel Appliances including a 5 Burner GAS STOVE, Quartz Countertops, and a Pantry. The Living Room has a Corner Fireplace with a Stone wall and Wooden Mantle The Dining Room hosts a Large Table that is surrounded by Windows for lots of natural light and views of the yard. The Main Floor also has a Large Mudroom with Laundry. The Upper Level has a Large Bonus Room with Vaulted Ceilings and West Facing Windows, a Spacious Primary Bedroom that can hold a King Bed, a STUNNING 5 PC ENSUITE with a Soaker Tub that has a Stone Feature Wall, Shower Stall, Dual Vanity with Quartz Countertops, Beautiful Ceramic Tiling and Flooring. 2 Additional Bedrooms that both fit Queen Beds, and another renovated Bathroom complete the Upper Level. The Lower Level has a Recreation Room perfect for your multimedia enjoyment wired for 7.1 sound, a Flex Room great for an Home Office, the 4th Bedroom, 3 pc Bathroom with Shower Stall, and a Large Storage Room. The Exterior has a renovated Deck that features a Custom Built Gazebo for the 6 seater Jacuzzi Hot Tub (\$18,000) making it very private, Gas Line for BBQ, lots of trees, and the open views. It is a fantastic space to entertain in and feel like you're in the Country. This Gorgeous Home also has Air Conditioning, a Heated Garage, a Storage Shed, and a Dog Run. This Home is close to Schools, Genesis

Place, and is on a low traffic street. It is a Great Find! Ensure to watch the video tour on MLS or Realtor.ca