



THE
A-TEAM

**RE/MAX
FIRST**

1407 THORBURN Drive, Airdrie T4A 2C4

MLS®#: **A2120719**

Area: **Thorburn**

Listing Date: **04/06/24**

List Price: **\$589,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1998**
Lot Information
Lot Sz Ar: **5,454 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,282**
Low Sqft:
Ttl Sqft: **1,282**

DOM

43
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Gazebo,Front Yard,Lawn,Landscaped,See Remarks**
Park Feat: **220 Volt Wiring,Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Hardwood,See Remarks,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 11`5"
Breakfast Nook	Main	10`8" x 4`4"
Family Room	Lower	18`2" x 16`8"
Bedroom - Primary	Main	13`11" x 12`7"
Bedroom	Lower	16`8" x 11`5"
3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`11" x 11`7"
Dining Room	Main	10`3" x 8`9"
Laundry	Lower	14`2" x 7`5"
Bedroom	Main	11`2" x 9`10"
Bedroom	Lower	11`2" x 8`11"
4pc Bathroom	Main	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9712311

Remarks

Pub Rmks: **Welcome to your dream family home in the highly sought-after community of Thorburn! This stunning Bi-Level sits proudly on a spacious corner lot, conveniently located across from a school, where you can literally watch your kids walk to school from your kitchen window... making it an ideal setting for your family's needs. With 2 + 2 bedrooms and 3 full bathrooms sprawled across over 2500 square feet of living space, this home offers ample room for comfortable living. One of the standout features of this property is its prime location, within walking distance to all levels of schools, the Genisis Centre, picturesque pond, and serene walking/bike trails. You'll enjoy the convenience of nearby amenities while still relishing the tranquility of suburban living. Step inside to discover a bright and open main floor adorned with soaring vaulted ceilings, newer engineered hardwood flooring, and an abundance of windows that flood the space with natural light. The front living room provides a cozy retreat, while the adjacent dining area features a built-in side counter. Prepare to be wowed by the updated kitchen, boasting new cabinets, backsplash, a massive island, and stainless-steel appliances. A garden door leads from the kitchen to your private oasis, complete with a newer deck, a gazebo, and meticulously landscaped yard with a newer fence, an ideal spot for outdoor entertaining or simply unwinding in the sunshine. The main floor also hosts a generously sized primary bedroom with a large walk-in closet and 3-piece ensuite, providing a luxurious retreat at the end of the day. An additional bedroom with access to another full bath completes the main level. Descend to the fully developed lower level, where you'll find a bright and spacious layout featuring large windows that create an inviting atmosphere. This level offers a huge family room, large laundry room with a sink, a 4-piece bathroom, and two additional bedrooms, one of which is impressively sized. Additional highlights of this remarkable home include a newer central vacuum system, an irrigation system on the front lawn, an insulated and heated double garage with a 220 plug, ensuring year-round comfort and convenience. Don't miss out on the opportunity to make this perfect family home yours. Schedule a viewing today and experience the epitome of comfortable, contemporary living in Thorburn!**

Inclusions: **Heater in Garage, Wine Fridge, Electric Fireplace, Gazebo**

Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









