



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 THORNLEIGH Way, Airdrie T4A2C6**

MLS® #: **A2138524**

Area: **Thorburn**

Listing Date: **06/05/24**

List Price: **\$669,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$20k, 02-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2000**

Finished Floor Area  
Abv Sqft: **2,060**  
Low Sqft:  
Ttl Sqft: **2,060**

DOM

**29**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,904 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,See Remarks**  
Park Feat: **Alley Access,Double Garage Attached,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Bathroom Rough-in,French Door,Kitchen Island,No Smoking Home,See Remarks,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`6" x 4`3"
Dining Room	Main	11`8" x 13`2"
Mud Room	Main	9`1" x 5`3"
Kitchen	Main	17`4" x 10`4"
Bedroom - Primary	Upper	12`10" x 14`0"
Walk-In Closet	Upper	7`5" x 4`4"
4pc Bathroom	Upper	7`8" x 6`6"
Bedroom	Upper	12`0" x 9`11"
Bedroom	Lower	13`8" x 9`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`0" x 10`6"
2pc Bathroom	Main	5`2" x 4`7"
Laundry	Main	8`8" x 9`11"
Pantry	Main	3`9" x 3`10"
4pc Ensuite bath	Upper	10`2" x 10`6"
Den	Upper	7`8" x 16`4"
Bedroom	Upper	12`4" x 9`11"
Bedroom	Lower	17`2" x 9`3"
Family Room	Lower	13`3" x 12`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9813383**

Zoning: **R1**

Remarks

Pub Rmks: **Charming Two-Story Home in Thorburn, Airdrie - A Perfect Blend of Modern Comfort and Classic Charm with the potential of 5 bedrooms and 4 baths. Welcome to your dream home in the mature and picturesque community of Thorburn! This beautifully renovated two-story residence offers a bright, open floor plan with plenty of windows, allowing natural sunlight to flood the living spaces and comes with central air conditioning. Situated close to schools, parks, and all amenities, this home is ideal for families seeking convenience and a friendly neighbourhood atmosphere. As you step onto the inviting front porch and enter the spacious entryway, you are greeted by a large living room featuring a built-in shelf, perfect for displaying your favourite books and decor. The main level boasts stunning vinyl plank flooring, adding both style and durability. The heart of the home, the chef-style kitchen, is equipped with a high-end stainless steel appliance package, a striking white waterfall island with seating, and ample counter and cabinet space. Adjacent to the kitchen, the spacious dining room features a focal electric fireplace and patio doors that open to a west-facing composite deck, ideal for barbecues and outdoor gatherings. Enjoy the convenience of a large boot room and a main floor laundry room complete with a washer and dryer. Also, there is a main floor half bath. The expansive backyard is fully fenced and landscaped, featuring two sheds, RV parking with gate access, and a covered area to enjoy year-round outdoor living. The upper level offers a luxurious primary bedroom with a spa-like ensuite bath, a walk-in closet, and an additional large walk-in closet that can be used as a den or office area. Two additional generously sized bedrooms, one with its own walk-in closet, provide plenty of space for family and guests. A well-appointed four-piece bathroom completes the upper level. The fully framed lower level features two additional large bedrooms with large newly installed windows, a spacious family room, ample storage space, and a roughed in bathroom. Customize this space to suit your needs and preferences. Additional features of this charming home include a double car garage with tons of shelving and a workbench, ideal for DIY projects and extra storage. This home truly has it all - a perfect blend of modern amenities and classic charm in a vibrant community. Don't miss your chance to make this gem your own! Contact us today to schedule a viewing.**

Inclusions: **Bar cart, laundry room cabinet, alarm system (no contract),**  
 Property Listed By: **Seller Direct Real Estate**

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

















