



THE
A-TEAM

**RE/MAX
FIRST**

41 THORNBIRD Rise, Airdrie T4A2C8

MLS®#: **A2167608**

Area: **Thorburn**

Listing **11/18/24**

List Price: **\$729,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,285 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,639**
Low Sqft:
Ttl Sqft: **1,639**

DOM

33
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Rectangular Lot**
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 11`2"
Dining Room	Main	10`3" x 9`7"
Bedroom - Primary	Main	15`8" x 12`0"
3pc Ensuite bath	Main	8`11" x 4`11"
Laundry	Main	9`9" x 7`10"
Game Room	Basement	24`4" x 13`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`3" x 11`10"
Family Room	Main	19`11" x 12`0"
Walk-In Closet	Main	6`11" x 5`0"
Foyer	Main	9`3" x 6`0"
4pc Bathroom	Main	8`6" x 4`11"
Family Room	Basement	21`1" x 20`11"

Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement

12`5" x 12`4"
9`8" x 5`6"
14`5" x 7`5"

Bedroom
3pc Bathroom
Bedroom

Basement
Basement
Main

13`4" x 10`7"
12`5" x 4`11"
12`11" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0010949

Remarks

Pub Rmks:

Nestled in the sought-after community of Airdrie, this south-facing bungalow is a sanctuary of light and space, offering 3,271 sqft of meticulously crafted living areas to meet your every need. From the moment you arrive, the extensively wide driveway and oversized heated garage, featuring in-floor heating and a skylight, signal the thoughtful design that defines this home. The grand entryway, with its open and airy ambiance, sets the tone for the sophisticated spaces that lie beyond. Upon entering, a private living room offers a quiet retreat, perfect for reading or relaxation. Moving ahead, a 12-foot vaulted ceiling in the open-concept kitchen creates an impressive sense of space, enhanced by Natural light pouring in from three skylights, sleek quartz countertops, LED recessed lighting, premium stainless steel appliances and a generous dining area, perfect for hosting family and friends. The adjoining 19-foot family room is a warm and welcoming gathering spot, complete with a gas fireplace, built-in cabinetry, and shelving that adds character and convenience. Retreat to the enormous primary bedroom, a private oasis with a walk-in closet and spa-like 3-piece ensuite. A second bedroom and a full guest bathroom provide additional comfort and practicality. The laundry room, featuring 11-foot ceilings and mezzanine storage, makes household tasks easier than ever. The fully finished basement offers unparalleled versatility. Warmed by in-floor heating, it boasts a massive entertainment area, two spacious bedrooms, and a third full bathroom, making it ideal for guests or multi-generational living. Step outside to your quiet, fenced backyard, where every detail encourages relaxation. From the brand-new Duradek designed for durability, to permanent outdoor lighting that creates an enchanting atmosphere, and a gas line for the BBQ - this space is perfect for hosting or unwinding. A storage shed completes the backyard, offering practical solutions for outdoor essentials. This is more than a home—it's a lifestyle tailored to comfort and elegance. Designed with modern finishes, natural light-infused spaces, and an open-concept layout, this property offers the perfect balance of luxury and functionality for a growing family with its close proximity of schools and parks.

Inclusions:
Property Listed By:

**Pool Table , Shed in backyard, Refrigerator in Garage
eXp Realty**

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









