



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1038 THIMBLEBERRY Hill, Airdrie T4B5S1**

MLS®#: **A2176967**

Area: **Wildflower**

Listing **11/01/24**

List Price: **\$685,000**

Status: **Active**

County: **Airdrie**

Change: **+\$10k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **1 sqft**  
Lot Shape:

Access:

Lot Feat: **Close to Clubhouse**  
Park Feat: **Double Garage Attached, Driveway**

Finished Floor Area

Abv Sqft: **1,842**  
Low Sqft:  
Ttl Sqft: **1,842**

DOM

**50**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 12`11"
Kitchen	Main	13`1" x 10`9"
Mud Room	Main	6`0" x 5`9"
5pc Ensuite bath	Upper	9`5" x 12`8"
Laundry	Upper	8`11" x 6`2"
Bedroom	Upper	9`8" x 10`7"

Room	Level	Dimensions
Dining Room	Main	10`2" x 13`7"
2pc Bathroom	Main	2`11" x 8`11"
Bedroom - Primary	Upper	13`0" x 13`5"
Walk-In Closet	Upper	7`0" x 11`8"
4pc Bathroom	Upper	5`5" x 11`7"
Bedroom	Upper	11`3" x 9`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410736**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to your dream home! This exquisite 2-story residence boasts a perfect blend of style, comfort, and modern upgrades. As you step inside, you'll be greeted by an inviting open floor plan that flows seamlessly throughout the space, ideal for both relaxation and entertaining. The heart of the home showcases a spacious living area adorned with upscale gold hardware, creating a chic and sophisticated atmosphere. Imagine hosting gatherings where friends and family marvel at your stunning new space! .With three generously sized bedrooms, including a serene master suite, there's plenty of room for everyone to unwind. The master suite features a walk-in closet and an en-suite bathroom. Enjoy the convenience of 2.5 beautifully appointed bathrooms, each designed with modern fixtures and finishes that provide a touch of luxury to your everyday routine. Experience the versatility of a walkout basement that opens up to a private backyard oasis. Nestled in a desirable neighborhood, you'll enjoy close proximity to parks, schools, shopping, and dining, making this the perfect place to call home. Don't miss out on this incredible opportunity to own a brand new, beautifully upgraded home! Schedule your private showing today. new beginning starts here!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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











