



THE
A-TEAM

**RE/MAX
FIRST**

69 THORNFIELD Close, Airdrie T4A 2K7

MLS®#: **A2180157** Area: **Thorburn** Listing Date: **11/20/24** List Price: **\$659,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **6,502 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,022**
 Low Sqft:
 Ttl Sqft: **2,022**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Greenbelt,Irregular Lot,Landscaped,Level,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`5" x 14`0"	Dining Room	Main	7`8" x 9`1"
Living Room	Main	16`7" x 13`5"	Office	Main	9`0" x 9`9"
Laundry	Main	3`6" x 4`10"	Bonus Room	Second	17`2" x 18`11"
Bedroom - Primary	Second	12`8" x 12`3"	Bedroom	Second	9`0" x 11`1"
Bedroom	Second	7`10" x 11`5"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410795

Zoning:
R1

Remarks

Pub Rmks:

You must see this recently renovated 2 storey on one of the largest and most private yards in Airdrie. The main floor is bright and wide open with a great floorplan. The kitchen has newer white cabinets and drawers with soft close doors. The counters have white granite countertops. The undermount sink is in the corner and overlooks the backyard with its own window. There is a huge centre island with loads of extra storage cabinets & drawers. There is a corner walkin pantry as well. Off the kitchen is your dining area which overlooks the backyard and has a walkout to the massive deck. The Living area is a great size and is perfect for large family gatherings. There is a built-in wall entertainment system for your mounted TV. The main floor office is a good size and is private & quiet. On the way to your Double Attached Garage you will be impressed with the main floor laundry room with its feature wall and extra storage space. There is also a recently renod 2 pce bath just off the kitchen. The whole main floor has newer laminate flooring, freshly painted walls and updated light fixtures. Upstairs you will find a huge Bonus Room with large windows and is a wonderful space for your family to watch movies on the upcoming cold winter nights. The Master Bedroom has a walkin closet, ceiling fan and an impressive 5 piece ensuite with stand alone soaker tub, brand new stand up shower with extra nozzles and heavy glass doors. The vanity has his n hers double sinks and there is tiled floors. The two spare bedrooms are a decent size and share the main 4 piece bathroom. The basement is partially done with the wall studs installed and ready to be completed for a full bathroom, 4th bedroom,, storage and a rec room. The location is fantastic~ an easy walk to the schools and an easy drive out to the highway. The back yard is a massive feature with an incredible deck with privacy wall. Enough space for the kid to play for hours and out the back gate you will find walking paths fro miles, a pond and greespaces galore. This is a must see!!

Inclusions:
Property Listed By:

NA
Royal LePage Benchmark

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













