



THE
A-TEAM

**RE/MAX
FIRST**

1619 THORBURN Drive, Airdrie T4A 2C6

MLS®#: **A2196601**

Area: **Thorburn**

Listing Date: **02/24/25**

List Price: **\$658,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2000**
Lot Information
Lot Sz Ar: **461 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,673**
Low Sqft:
Ttl Sqft: **1,673**

DOM

0

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Lawn,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	7`3" x 11`8"
Dining Room	Main	12`0" x 11`6"
Pantry	Main	3`10" x 3`8"
Entrance	Main	6`6" x 11`5"
Bedroom - Primary	Upper	10`11" x 13`11"
Walk-In Closet	Upper	5`2" x 5`7"
Bedroom	Upper	10`1" x 8`11"

Room	Level	Dimensions
Living Room	Main	13`0" x 17`1"
Kitchen	Main	12`0" x 11`8"
2pc Bathroom	Main	4`5" x 7`2"
4pc Bathroom	Upper	8`6" x 5`2"
4pc Ensuite bath	Upper	8`3" x 8`6"
Bedroom	Upper	10`10" x 10`1"
Furnace/Utility Room	Lower	10`5" x 13`8"

**3pc Bathroom
Family Room**

**Lower
Lower**

**5`11" x 10`0"
12`11" x 20`6"**

**Walk-In Closet
Bedroom**
Legal/Tax/Financial

**Lower
Lower**

**5`9" x 6`0"
10`7" x 13`7"**

Title:
Fee Simple
Legal Desc:

9813383

Zoning:
R1

Remarks

Pub Rmks:

Original Owners welcome you to this beautifully updated 4-bedroom, 3.5-bathroom home located in the serene and highly sought-after neighborhood of Thorburn. As you enter, you're greeted by a spacious open-concept floor plan with abundant natural light, creating a warm and inviting atmosphere. The gourmet kitchen features newer stainless steel appliances, a large center island, and granite countertops, perfect for both casual meals and entertaining guests. The living area boasts a cozy gas fireplace, oak built in shelving and ample space for family gatherings. Step outside to your private backyard oasis with a beautifully landscaped garden with a small water feature, deck with an awning to shade you when the sun shines - ideal for relaxing or hosting barbecues with friends. This home location has a back lane and there is a gate that allows you to park your RV! Upstairs, the master suite offers a peaceful retreat with its generous walk-in closet and spa-like en suite bathroom, complete with a soaking tub and a separate shower. Two additional bedrooms are spacious and provide plenty of closet space, making this the perfect home for a growing family. The downstairs area includes a Family Room, a 4th Bedroom, and a full bath with in-floor heating. There is a 2nd walk in closet in the 4th bedroom for additional storage. Other features include brand new carpet in the living room, up the stairs and throughout the upper floor, central air, updated garage and front doors! The 2-car garage has in floor heating with epoxy painted floor and built in shelving for your storage needs! Conveniently located near top-rated schools, parks, pathways, and major highways, this home truly has it all. Don't miss the opportunity to make this dream home yours! Contact us today to schedule a tour!

Inclusions:
Property Listed By:

**Underground Sprinklers, Sounds Around, Nest Doorbell, VacuFlow & attachments., shelving in storage room, shed, rain barrels, queen bed on lower bedroom
Yates Real Estate Ltd**

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











