

**1936 THORNBIRD Road SE
Airdrie, Alberta**

MLS # A2265374



\$549,900

Division:	Thorburn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2 Dishwashers, 2 Stoves, 2 Refrigerators,		

WELCOME to 1936 Thornbird Road SE, Airdrie!! - This WELL-MAINTAINED Bi-Level HOME has a DOUBLE ATTACHED GARAGE, 3 BEDROOMS, 2.5 BATHROOMS + FULLY FINISHED WALKOUT BASEMENT w/an ILLEGAL SUITE (\$\$ Income \$\$), offering a total of 2,091 SQ FT of DEVELOPED LIVING SPACE. Located in the sought-after community of Thorburn, this property sits on a 4,908 SQ FT LOT on a QUIET STREET w/ Mature Trees + Artificial Turf = LOW MAINTENANCE!! The CHARMING FRONT PORCH is the perfect place to enjoy your morning coffee while watching the sunrise. Step inside to a welcoming FOYER that leads up to a BRIGHT+ INVITING MAIN FLOOR, highlighted by VAULTED CEILINGS + LARGE WINDOWS that fill the space w/NATURAL LIGHT. The LIVING ROOM offers a GAS FIREPLACE w/a MANTLE + TILE SURROUND, creating a cozy setting for relaxing or entertaining family + friends. The SPACIOUS KITCHEN features a LARGE ISLAND w/seating for casual meals, a CORNER PANTRY, TILED BACKSPLASH, AMPLE CABINTRY + 2 SKYLIGHTS that enhance the room's brightness. The ADJACENT DINING AREA is perfect for family gatherings + provides access to the UPPER DECK, ideal for outdoor dining or summer barbecues. The PRIMARY SUITE includes a WALK-IN CLOSET + a 4-PC ENSUITE, while the 2nd GOOD-SIZED BEDROOM sits next to a convenient 2-PC POWDER ROOM for guests. The LOWER LEVEL WALKOUT offers excellent flexibility, designed w/an ILLEGAL SUITE that includes IN-FLOOR HEATING, a FULL 2nd KITCHEN w/WHITE CABINETS, plenty of COUNTER SPACE + room for a dining table, the SPACIOUS FAMILY ROOM has a large window looking into the private backyard, the 3rd Good Size BEDROOM, a 4-PC BATHROOM, + a SHARED LAUNDRY AREA in the

Utility Room (NEWER H2O Tank 2024). W/its PRIVATE ENTRANCE + BRIGHT ABOVE-GRADE WINDOWS, this level is ideal for extended family, Multi-Generational Living or Future Rental Potential. Plus, w/WASHER+ DRYER HOOKUPS already installed upstairs, setting up a rental suite is even more convenient!! Step outside to the PRIVATE BACKYARD, where mature trees + low-maintenance landscaping create a peaceful retreat. The UPPER DECK overlooks a FULLY FENCED YARD, while the LOWER PATIO extends your outdoor living space - PERFECT for relaxing in the sun or entertaining on warm summer evenings. A BACK LANE provides additional access, and the layout offers plenty of room for gardening, play areas, or future customization. IDEALLY POSITIONED in East Airdrie's Thorburn community, this home offers EXCEPTIONAL ACCESSIBILITY to everything you need. East Lake Park + Genesis Place Recreation Centre are JUST MOMENTS AWAY, providing year-round amenities, walking paths, + fitness facilities. QUICK connections to Yankee Valley Boulevard, Highway 2, + Veterans Boulevard, allowing for an EASY DRIVE to Calgary or surrounding communities. NEARBY SCHOOLS including R.J. Hawkey Elementary School + Meadowbrook Middle School. Kingsview Market + Sierra Springs Shopping Centre offer convenient access to grocery stores, dining, and daily essentials. BOOK YOUR SHOWING NOW!!