



GRASSROOTS
REALTY GROUP

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17 Thornleigh Way SE
Airdrie, Alberta

MLS # A2223221



\$759,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome Home – Fully Updated and Move-In Ready! This spacious and beautifully renovated home offers over 2,400 sq. ft. of developed living space with plenty of room to live, work, and entertain. From the moment you enter the open foyer, the grand curved staircase and flowing layout make a lasting impression. The main floor features a bright, open-concept kitchen with a clear view of the large, landscaped backyard. A large door off the kitchen and living room opens onto the brand-new oversized deck—perfect for summer entertaining. Also on the main level: a cozy family room with gas fireplace, formal dining and living rooms, a dedicated office, convenient main floor laundry, and a 2-piece powder room. Upstairs, the generous primary suite includes a flexible sitting area, a 4-piece ensuite with a relaxing soaker tub, and large windows for plenty of natural light. Two additional bedrooms and a 4-piece main bath complete the upper floor. The fully finished basement expands your living space with a spacious rec room, wet bar, fourth bedroom, and ample storage. Situated on an expansive corner lot with alley access, the backyard is a true standout—fully fenced and framed by mature trees for added privacy and charm. Enjoy evenings around the firepit, take advantage of the dedicated RV parking, or explore the potential to add a garage, garden, or custom outdoor living area. With plenty of space for recreation, relaxation, and future development, this outdoor setting offers endless possibilities.