



**GRASSROOTS**  
REALTY GROUP

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**106 Thornbird Way SE**  
**Airdrie, Alberta**

**MLS # A2231996**



**\$660,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautiful vaulted bungalow on a spacious corner lot with a sun-drenched south-facing backyard in the heart of Thorburn. This fully developed home offers over 2,600 square feet of beautifully balanced living space designed to support both daily comfort and effortless entertaining. The open-concept layout is enhanced by soaring ceilings and skylights that invite warmth and natural light into every corner while central air conditioning keeps you comfortable in any season. The kitchen is the hub of the home, featuring granite countertops, under-cabinet lighting, stainless steel appliances and a walk-in pantry, all open to the dining area and bright living room framed by south-facing windows. Step out to the expansive deck and enjoy summer BBQs or quiet mornings under the canopy of mature trees. The vaulted primary bedroom is a true retreat with extra windows, a walk-in closet, and a spa-inspired ensuite complete with dual sinks, a jetted tub, custom tile shower heated floors and another sunny skylight for loads of natural light. Two additional bedrooms and a second updated full bathroom with quartz counters complete the main level. Downstairs, 9-foot ceilings create a sense of volume throughout the massive family room, finished with custom built-in cabinetry and a gas fireplace, ideal for movie nights, play space or entertaining guests. A fourth bedroom and third full bathroom provide added flexibility for guests, teens or multi-generational living. The oversized double attached garage is insulated and drywalled with plenty of room for storage or hobbies. The backyard is fully fenced with mature trees and room to play or garden. Located in a well-established community close to parks, schools, walking paths and East Lake, this home delivers comfort, convenience, and a setting you'll love coming home to!

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