



GRASSROOTS
REALTY GROUP

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214 Thornleigh Close SE
Airdrie, Alberta

MLS # A2232055



\$689,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Murphy bed

Welcome Home to Modern Comfort and Everyday Luxury in Thorburn, Airdrie. Step into the lifestyle you've been dreaming of with this beautifully appointed, high-efficiency smart home — just under 2,000 sq. ft. of thoughtfully designed living space, nestled in the heart of family-friendly Thorburn. Available for immediate possession, this turnkey home is perfectly situated within walking distance to Genesis Place, schools, shopping, East Lake, and scenic parks. Convenience meets community in one of Airdrie's most sought-after neighbourhoods. Picture yourself hosting unforgettable summer evenings on your massive concrete patio, surrounded by one of the largest, professionally landscaped corner lots in the area — a private outdoor oasis where laughter and memories flourish. Inside, you'll find a perfect blend of smart technology and cozy charm. From the oversized, double-attached garage with app-controlled opener to motion-sensor stair lighting, a smart thermostat, and select smart lighting, every detail has been curated for modern living. Enjoy immersive movie nights in your surround sound home theatre featuring a 110" HD screen and theatre seating — or transform your home office into a guest suite with the built-in Murphy bed and included 27" iMac. They are optional features if you so desire. Entertain, relax, or unwind in the sun-soaked, south-facing living room, where large windows frame the space and flood the home with natural light. Book your showing today.