



**GRASSROOTS**  
REALTY GROUP

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**49 Thornfield Close SE**  
**Airdrie, Alberta**

**MLS # A2298354**



**\$689,900**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Other, Private, See Remarks, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage		

**Inclusions:** BBQ is negotiable

**OPEN HOUSE 2-4 SATURDAY!** On the market for the first time - this home must be seen to be appreciated!!  
**AIR-CONDITIONED, LED LIGHTING, UNDERGROUND SPRINKLERS, and SCREENED UPPER AND LOWER DECKS** are just some of the exterior upgrades to this home! Upon entering this modified bi-level that boasts over 2,500 sq ft of developed space offers 5 bedrooms and three full baths! One bedroom on main floor is currently being used as a laundry room but could easily be converted back, because in the basement is a **SECOND LAUNDRY HOOK-UP!** Upon entering the main level of the home, you will find high **VAULTED CEILINGS, OPEN FLOOR PLAN and NEUTRAL DECOR.** The kitchen is a chef's dream with **NEWER** appliances, and tons of cabinet and counter space including a **HUGE ISLAND** ideal for prep, baking, you name it. There are doors leading to the fully screened upper deck with windows that can open and close for extra privacy. The living room is spacious with lots of East-facing windows offering tons of natural light. Finishing off the main floor are two bedrooms (one currently used for laundry) and a four-piece bathroom. Up the stairs you will find the **HUGE PRIMARY RETREAT** with a great sized 5-piece ensuite and a **WALK-IN CLOSET.** The **WALK-OUT LEVEL** is fully finished with two additional bedrooms, a four-piece bathroom and **IN-FLOOR HEAT.** Doors lead to the back patio that also has privacy screens. The double attached garage and has lots of room for two vehicles and storage. Located in a quiet, family-friendly neighbourhood, this property is ready to welcome new owners!