



**45 Thornfield Close SE  
Airdrie, Alberta**

**MLS # A2326023**



**\$625,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Gazebo, Plastic Storage Shed, Swing on Front Deck, TV Wall Mounts, Kitchen Table and Bench

Over 2600 sqft of Developed Living Space in this Custom Built 4 LEVEL SIDE SPLIT featuring 4 Bedrooms & 4 Bathrooms and OVERSIZED GARAGE. When you arrive, you will immediately notice the mature trees on this property that lead you to a front porch with a swing for you to enjoy your summer days. Entering the home you will notice the fantastic VAULTED CEILING that expands throughout the Main level. The Large Front Living/Dining Room (currently used as a Day Home) has Hardwood Flooring and Spindled Rail Banister. The Expansive Kitchen opens onto the 13'w top deck and has Newer Appliances (2024), Corner Pantry, Island with Storage and Breakfast Nook. The Upper level has a Large Primary Bedroom with His and Hers Closets and 5 pc Ensuite with Huge Soaker Tub, Dual Sinks, Shower Stall, and Built in Linen Cabinet. A Spacious 2nd Bedroom with Full Bath complete the Upper level. The 3rd level has a Large Family Room with Corner Fireplace, Wetbar, and opens onto the second 12'w second deck with Double French Doors, 3rd Bedroom, Laundry Room and Bathroom with Shower Stall. The 4th level has another Family Room/Den, Storage Room, 4th Bedroom, and 3 pc Bath with Shower Stall. The West Facing Yard has a Large Storage Shed, Mature Trees, is Fenced and you have the Two Tiered Deck with Gazebo and BBQ Gasline to enjoy your summer days. This Home also has an Oversized Garage 21'7" x 23' 4" and is Air Conditioned. Located close to a Playground and Schools. Book your showing today!