



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Thornbird Way SE
Airdrie, Alberta

MLS # A2331196



\$644,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV in living room

Welcome to this beautifully maintained and move-in-ready family home in the established community of Thorburn! Offering 2,244 sq. ft. of developed living space, this fully finished two-storey home combines comfort, functionality, and exceptional outdoor living. The bright main floor features a spacious living room with a cozy gas fireplace, a functional kitchen with abundant cabinetry and a breakfast nook, plus a dining area perfect for family gatherings and entertaining. The kitchen is complemented with stainless steel appliances including a newer stove that is approximately one year old. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with mountain views featuring a walk-in closet and private 3-piece ensuite. The upper level also offers the convenience of a laundry room with a washer and dryer that are approximately two years old, as well as a full bathroom for the secondary bedrooms. The fully developed basement adds valuable living space with a large flex/recreation room, and 2 additional large bright bedrooms, along with a full bathroom ideal for guests, teens, or a home office setup. Step outside and enjoy the impressive outdoor living space with an extended covered deck and patio area creating the perfect space for entertaining. The fully fenced backyard offers room for children, pets, and gardening, while rear alley access to the RV parking provides exceptional flexibility for recreational vehicles, trailers, or extra parking. A double attached heated garage at the front of the home adds everyday convenience with a work bench and additional storage. Situated in walking distance to schools, parks, pathways, and close to shopping, this is a fantastic opportunity to own a family-friendly home in one of Airdrie's most desirable mature neighbourhoods.

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