

**10 Thornfield Place SE**  
**Airdrie, Alberta**

**MLS # A2204517**



**\$720,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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), Double Vanity, Quartz Counters, Vinyl Windows		

**Inclusions:** Hot Tub and Enclosure, TV Wall Mounts (TV's and Speakers are negotiable)

**\*\*RARE OPPORTUNITY** to own this **GORGEOUS AND RENOVATED** Home that **BACKS ONTO THE PATHWAYS** and **GREENSPACE** in the Highly Popular Community of **THORBURN** in Airdrie. This Exceptional Home has seen over \$150,000 in Upgrades including Flooring, Kitchen, Bathrooms, Painting, Deck, Hot Tub and more. Upon Entry you will immediately notice the Flooring and the Large Foyer. The Main Level Features a Bright Kitchen with **WHITE CABINETRY**, Stainless Steel Appliances including a 5 Burner **GAS STOVE**, Quartz Countertops, and a Pantry. The Living Room has a Corner Fireplace with a Stone wall and Wooden Mantle The Dining Room hosts a Large Table that is surrounded by Windows for lots of natural light and views of the yard. The Main Floor also has a Large Mudroom with Laundry. The Upper Level has a Large Bonus Room with Vaulted Ceilings and West Facing Windows, a Spacious Primary Bedroom that can hold a King Bed, a **STUNNING 5 PC ENSUITE** with a Soaker Tub that has a Stone Feature Wall, Shower Stall, Dual Vanity with Quartz Countertops, Beautiful Ceramic Tiling and Flooring. 2 Additional Bedrooms that both fit Queen Beds, and another renovated Bathroom complete the Upper Level. The Lower Level has a Recreation Room perfect for your multimedia enjoyment wired for 7.1 sound, a Flex Room great for an Home Office, the 4th Bedroom, 3 pc Bathroom with Shower Stall, and a Large Storage Room. The Exterior has a renovated Deck that features a Custom Built Gazebo for the 6 seater Jacuzzi Hot Tub (\$18,000) making it very private, Gas Line for BBQ, lots of trees, and the open views. It is a fantastic space to entertain in and feel like you're in the Country. This Gorgeous Home also has Air Conditioning, a Heated Garage, a Storage Shed, and a Dog Run. This Home is close to Schools, Genesis

Place, and is on a low traffic street. It is a Great Find! Ensure to watch the video tour on MLS or Realtor.ca