

**8 Thorndale Close SE**  
**Airdrie, Alberta**

**MLS # A2294211**



**\$699,900**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds		

\*\*\* OPEN HOUSE SUNDAY MARCH 29TH 12:00 PM -2:00 PM \*\*\* Welcome home to this impeccably maintained, 2,785 SF two-storey residence in the desirable community of Thorburn. This impressive five-bedroom home greets you with a grand, welcoming foyer featuring dual closets before opening into a spacious and modern interior. The stunning open-concept main floor is anchored by warm vinyl plank flooring that flows seamlessly into an inviting, light-filled living room. Here, a cozy gas fireplace, elegantly flanked by custom built-in cabinets, serves as the perfect focal point for quiet evenings. The heart of the home is a true chef's kitchen, boasting an abundance of cabinetry and counter space, a large center island with a breakfast bar, and a functional corner pantry. Adjacent to the kitchen, the generous dining room accommodates everything from intimate dinners to large gatherings, all while offering a lovely view of the private backyard. For added convenience, a stylish two-piece powder room is tucked discreetly around the corner on this level. The upper floor is designed for both relaxation and functionality, beginning with a massive bonus room illuminated by numerous windows. The serene primary retreat serves as a private oasis, featuring a spa-like five-piece ensuite complete with a granite vanity, a heated towel warmer, a soothing soaker tub, and a separate walk-in tiled shower. Two additional oversized bedrooms, a full four-piece bathroom, and a dedicated laundry space complete this level, ensuring the morning rush is a breeze for the whole family. The lower level expands your living space even further. This fully developed basement offers a massive recreation room perfect for movie nights or a home gym, along with two more large bedrooms and a modern three-piece bathroom, complete with another tiled shower. Whether you need space for

guests, teenagers, or a home office, this level provides incredible versatility. Outside, your living area extends to a lovely rear deck overlooking a fully fenced backyard with established gardens, offering a peaceful escape for summer hosting. Parking is never an issue here; the property features an oversized, heated double attached garage, a spacious driveway wide enough to park 3 vehicles, and rear lane access to a dedicated parking pad—providing ample room for your boat and RV. A detached garage could be added into the backyard with City of Airdrie approval, as you can see from the neighbours on the block. Located on a quiet street just minutes from Genesis Place, Bert Church High School and East lake, scenic walking paths, and all essential amenities, this home offers the perfect balance of luxury and location. With its generous proportions and pristine condition, this property will not last long. Book your showing today to experience this Thorburn gem for yourself!