

# **\$635,000 - 106 Thornbird Way Se, Airdrie**

MLS® #A2231996

**\$635,000**

4 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.14 Acres

Thorburn, Airdrie, Alberta

Welcome to this beautiful vaulted bungalow on a spacious corner lot with a sun-drenched south-facing backyard in the heart of Thorburn. This fully developed home offers over 2,600 square feet of beautifully balanced living space designed to support both daily comfort and effortless entertaining. The open-concept layout is enhanced by soaring ceilings and skylights that invite warmth and natural light into every corner while central air conditioning keeps you comfortable in any season. The kitchen is the hub of the home, featuring granite countertops, under-cabinet lighting, stainless steel appliances and a walk-in pantry, all open to the dining area and bright living room framed by south-facing windows. Step out to the expansive deck and enjoy summer BBQs or quiet mornings under the canopy of mature trees. The vaulted primary bedroom is a true retreat with extra windows, a walk-in closet, and a spa-inspired ensuite complete with dual sinks, a jetted tub, custom tile shower heated floors and another sunny skylight for loads of natural light. Two additional bedrooms and a second updated full bathroom with quartz counters complete the main level. Downstairs, 9-foot ceilings create a sense of volume throughout the massive family room, finished with custom built-in cabinetry and a gas fireplace, ideal for movie nights, play space or entertaining guests. A fourth bedroom and third full bathroom provide added flexibility for guests, teens or multi-generational living. The oversized double



attached garage is insulated and drywalled with plenty of room for storage or hobbies. The backyard is fully fenced with mature trees and room to play or garden. Located in a well-established community close to parks, schools, walking paths and East Lake, this home delivers comfort, convenience, and a setting youâ€™ll love coming home to!

Built in 2001

### Essential Information

MLS® #	A2231996
Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,374
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	106 Thornbird Way Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Bookcases, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Humidifier
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	84
Zoning	R1

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.