

# \$499,900 - 1224 Thorburn Drive Se, Airdrie

MLS® #A2253926

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,767 sqft

Residential on 0.12 Acres

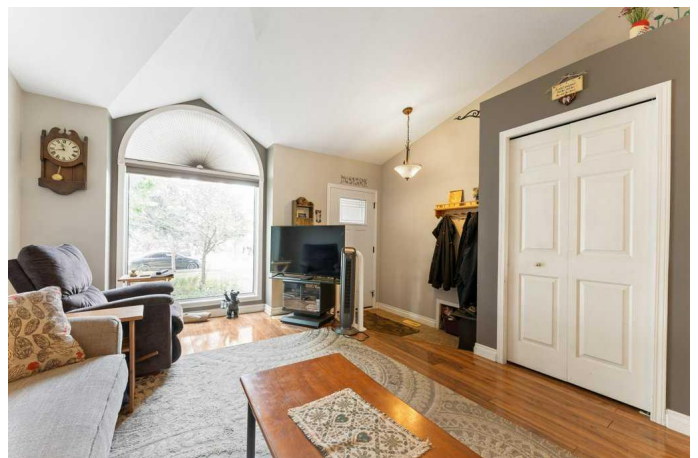
Thorburn, Airdrie, Alberta

Step inside this bright and spacious 4-level split home, thoughtfully designed for comfortable family living. The main level features vaulted ceilings, creating an open and airy atmosphere the moment you walk in. Just past the formal living and dining areas, youâ€™ll find a cozy kitchen with a window overlooking the backyard, perfect for watching the kids play or the birds flutter by while you prepare dinner. Beside the kitchen, a charming breakfast nook with a big window to the backyard offering the perfect spot to enjoy your morning coffee.

Upstairs, the primary bedroom includes a private 3-piece ensuite, providing a peaceful retreat at the end of the day. Two additional bedrooms complete this level, ideal for children, guests, or a home office.

The lower level welcomes you with a beautiful wood burning fireplace (with gas starter) and a spacious family room, perfect for cozy evenings at home, game nights or entertaining. This level also includes an additional bedroom with a convenient cheater ensuite, featuring a large tub and laundry for added functionality.

The partial basement offers room for storage, a workshop, or future development, giving you flexibility to make the space your own. Out front you will find a fully equipped double-attached garage wired with 2 x 220 outlets! In the backyard you will find a shed placed on a paved pad with gas and power running to the pad area, the opportunities are



abundant. The deck is also run with gas for your BBQ needs. Hot water tank was installed in 2021, Furnace was replaced just before the hot water tank.

Whether gathering in the multiple main living areas or enjoying the quiet comfort of the many bedrooms and bathrooms, this home provides space for everyone and every stage of life. Situated in a family-friendly Airdrie community, close to schools, parks, and everyday amenities, itâ€™s a fantastic opportunity to put down roots.

Built in 1991

### Essential Information

MLS® #	A2253926
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,767
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1224 Thorburn Drive Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1S1

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning, Brick Facing, Gas Starter  
Has Basement Yes  
Basement Unfinished, Partial

### Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 5th, 2025  
Days on Market 3  
Zoning R1

### Listing Details

Listing Office eXp Realty

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