

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Appointment: Realtor

403-249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rfoothills.com

Rooms: 6
Bedrooms: 3 + 2
Bathrooms: 2-4 Pc 1-3Pc
Taxes: (09) \$
Possession: Aug. 1st or neg.

Address:

1512 Thorburn Drive S.E.

City: Airdrie
Plan: 9712311 Block: 4 Lot: 98

Home Size: 1169.7 sq feet
Age: 1998
Lot: Rectangular
Style: Bi-Level
Parking: Dble Attached
Ext. Finish: Vinyl, Stone

Floor Finish: Carpet, Lino
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: Gas
Basement: Finished

Price: **\$369,900**
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Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 16' x 13'
Kitchen: (M) 10'6" x 13'
Dining Area: (M) 8'6" x 13'
Master Bedroom: (M) 12'4" x 11'
Bedroom: (M) 10' x 9'
Bedroom: (M) 9' x 9'4"

Bedroom: (L) 12'6" x 10'
Bedroom: (L) 12' x 10'
Family Room: (L) 24' x 12'
Bathrooms: 4 piece main, 4 piece en-suite,
3 piece lower

Included in Price: Fridge, Stove, Dishwasher, All Existing Window Coverings, Garage Door Opener

Highlights & Special Features: *An affordable family home located close to children's playgrounds, schools and nearby shopping. A well designed and practical layout allows for spacious open rooms, and numerous windows filling the home with natural light. This home offers a total of 3+2 bedrooms; the master bedroom includes a 4-piece en-suite and a walk-in closet. On the main level you will find an open and spacious living room with a large picture window and highlighted with a gas fireplace surrounded by tile. Enjoy time preparing meals in the spacious eat-in kitchen which includes oak cabinetry, a several windows, a corner pantry, and an island with an extended counter creating a casual eating area. The lower level is fully finished with a large family room, the fourth and fifth bedroom and a 3-piece bath. The yard is fully fenced and has rear alley access should you need additional space for your R.V. Contact Real Phaneuf at 403-249-4322 or view additional information at www.calgaryconnection.com*