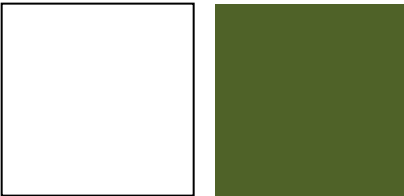
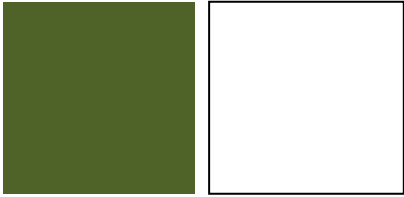


# 40755 Thunderbird Ridge

## \$1,898,000



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SQUAMISH

**BLACK TUSK REALTY**



This truly move-in-ready family home has been extensively and thoughtfully renovated between 2020 and 2025, showcasing quality craftsmanship throughout. Highlights include a bright, custom-designed Merit kitchen with stunning mountain views, Caesarstone countertops, a breakfast bar, and stainless-steel appliances. Additional upgrades feature JELD-WEN windows with screens, hot water on demand, an EV charging outlet, and a beautifully appointed one-bedroom suite complete with a natural gas stove and fireplace. The home offers 5 bedrooms and 4 bathrooms, with warm post-and-beam accents in the living and dining areas, plus a spacious family room that opens onto the patio and hot tub. Perfect for indoor-outdoor living. Exterior improvements include snow stops and gutters on the metal roof, updated front yard drain tile, a carport, and a detached 8' x 10' secure storage shed. Set on a private, fully fenced yard ideal for children and pets, this is a home that truly has it all. One not to be missed.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO  
VIEW MORE INFORMATION, OR VISIT  
[www.alyssawilson.biz/40755-thunderbird](http://www.alyssawilson.biz/40755-thunderbird)



All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



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**Active**  
**R3128300**  
 Board: V  
 House/Single Family

**40755 THUNDERBIRD RIDGE**  
 Squamish  
 Garibaldi Highlands  
 VON 1T0

Residential Detached  
**\$1,898,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,898,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**  
 Frontage(feet): **76.00** Bathrooms: **4** Age: **45**  
 Frontage(metres): **23.16** Full Baths: **3** Zoning: **RS1**  
 Depth / Size: **120** Half Baths: **1** Gross Taxes: **\$5,598.28**  
 Lot Area (sq.ft.): **9,108.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**  
 Lot Area (acres): **0.21** P.I.D.: **005-508-673** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: **Yes: West Coast Mountains**  
 Complex/Subdiv: **Garibaldi Highlands**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Completely**  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas, Wood**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open, RV Parking Avail.**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **500m** Dist. to School Bus: **1.5km**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **Yes :Telus Security**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No** Fixtures Rmvd: **Yes :Indigenous art metal screens**  
 Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 292, BLOCK R, PLAN VAP16204, DISTRICT LOT 512, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences: **Paved Road, Private Yard, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Tub Spa/Swirlpool, Microwave, Security System, Storage Shed**

Finished Floor (Main):	1,372	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'6 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 10'			x	Main 4
Finished Floor (Below):	1,372	Main	Kitchen	13'2 x 10'10			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	14'3 x 11'2			x	Below 3
Finished Floor (Total):	2,744sq. ft.	Main	Walk-In Closet	5'0 x 4'0			x	Below 4
Unfinished Floor:	0	Main	Bedroom	9'6 x 10'3			x	
Grand Total:	2,744sq. ft.	Main	Bedroom	9'6 x 9'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9'9 x 12'10			x	
Suite: <b>Other</b>		Below	Family Room	12'10 x 19'9			x	
Basement: <b>Fully Finished, Separate Entry</b>		Below	Foyer	7'9 x 15'7			x	
		Below	Living Room	14'9 x 9'0			x	
		Below	Kitchen	12'8 x 11'0			x	
		Below	Bedroom	11'7 x 11'6			x	

Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **2** # of Rooms: **13**  
 Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Listing Broker(s): **Black Tusk Realty** **Black Tusk Realty**

**Beautifully updated and truly move-in ready, this versatile home is ideal for multi-generational living. Extensive renovations completed between 2018-2024 include a bright custom kitchen with mountain views, Caesarstone counters, breakfast bar, stainless steel appliances, and JELD-WEN windows with screens. Enjoy hot water on demand plus a luxurious 1-bedroom suite with natural gas stove and fireplace. Perfect for extended family or rental income. Exterior upgrades include a metal roof with snow stops and gutters, new front yard drain tile, EV charger, carport, and 8' x 10' storage shed. Featuring 5 bedrooms, 4 bathrooms, stunning post-and-beam living spaces, a spacious sundeck, hot tub, and a private fenced yard perfect for kids and pets.**



## Notable Features of 40755 Thunderbird Ridge

### Renovations and Improvements:

#### 2025

- Replaced Dura Decking on the sundeck and stairs to back yard
- New heat pump for the Hot Tub
- Perimeter fencing repaired and reinforced

#### 2024

- Snow stops and gutters – Alpine Gutters (\$8295)
- Post and beam carport
- Energy efficient pot lights upstairs main floor - May
- Smooth coat ceilings – May
- Electrical updated throughout the house
- Jeld-Wen windows and screens

#### 2023

- Replacement of perimeter drainage – Toby Nolan Construction Mobilization
- 8' x 10' metal storage container (\$5000)
- EV Charging outlet

#### 2022

- Dryer – Whirlpool, front load, natural gas
- Washer – Whirlpool, front load
- Suite – 2022
  - Spray foam for insulation in walls and ceilings (\$3800)
  - New windows with screens
  - Ikea Kitchen
  - Shaker panel barn doors to the bedroom
  - Quartz counters, tiled backsplash
  - Farmhouse, double stainless-steel sink
  - Rough-in for gas line for fireplace – Newell Heating and Sheet Metal (\$2103.)
  - Natural gas fireplace
  - Fridge – Whirlpool s/s 2 door, freezer on bottom
  - Dishwasher – Whirlpool s/s
  - Stove – GE Profile s/s, n/gas, 4-burner
  - Washer/Dryer – N/gas Blomberg stackable
  - 4 piece bathroom with tiled tub/shower surround
  - 100 amp electrical sub panel
  - Personal outdoor patio

## 2021

- Shaker panel doors, baseboards, trim and hardware, upstairs (\$4639.)
- All Weather Windows – downstairs
- Upstairs kitchen Appliances –
  - Fridge – GE, s/s, 2-door with water & Ice dispenser
  - Stove – Bosch, n/gas, 5- burner
  - Dishwasher – Bosch, s/s

## 2020

- Hot tub – Jacuzzi J-225, Poolside Servicing (\$9328.)
- Navien Hot Water on Demand – Newell Heating and Sheet Metal (\$6186)

## 2018

- Kitchen renovations - 2018
  - Merrit Custom kitchen with pull-out shelves & soft close drawers
  - Deep stainless-steel sink
  - Caesarstone counters
  - Fridge – GE, s/s, 2-door with water & Ice dispenser
  - Stove – Bosch, n/gas, 5- burner
  - Dishwasher – Bosch, s/s
- Radiant in-floor heated tile floors in the main and ensuite bathrooms

## Extras

- Enviro, wood stove insert in the living room
- TELUS Smart Home Security
- 200 amp main electrical panel



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