

# \$560,000 - 26 Tipping Close Se, Airdrie

MLS® #A2189529

## \$560,000

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.12 Acres

Thorburn, Airdrie, Alberta

Welcome to this well-appointed BUNGALOW, situated on a BACK ALLEY with RV PARKING in the FAMILY oriented community of THORNBURN! Upon entering you are greeted with a tile entry which leads you into the grand living room, with VAULTED ceilings, hardwood flooring and a GAS FIREPLACE to make you feel the comfort of home. The dining room is open to the living room - perfect for entertaining! The kitchen is bright, with an abundance of cabinets, movable ISLAND, STAINLESS STEEL APPLIANCES, a pantry and VINYL FLOORING. The MASTER bedroom is generously sized with HIS and HERS CLOSET, complete with a 3pc ENSUITE! Two good sized bedrooms with HARDWOOD FLOORING throughout. The main floor is complete with a remodeled 4pc bathroom. The lower level is FULLY FINISHED with a REC ROOM, 4pc bath with a JACUZZI TUB, OFFICE space, laundry and a BUILT IN BAR! With some modern updates, this home has the potential to shine! Newer furnace and hot water tank. The home is complete with DOUBLE CAR GARAGE, A/C for those hot summer nights and an underground sprinkler system. Walking distance to schools, parks, pathways and shopping. MAKE THIS YOUR FAMILY HOME TODAY!

Built in 1992

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2189529    |
| Price          | \$560,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,274       |
| Acres          | 0.12        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 26 Tipping Close Se |
| Subdivision | Thorburn            |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4A 2A6             |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Attached, RV Access/Parking, Off Street |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Pantry, Vaulted Ceiling(s), Jetted Tub                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Fireplace(s), Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Playground                                                         |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame                                                         |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 93                 |
| Zoning         | R1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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