



THE
A-TEAM

**RE/MAX
FIRST**

36 TAYLOR Way, Airdrie T4A 1S3

MLS®#: **A2152206**

Area: **Thorburn**

Listing Date: **07/24/24**

List Price: **\$599,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1982**
Lot Information
Lot Sz Ar: **5,044 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,277**
Low Sqft:
Ttl Sqft: **1,277**

DOM

54
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached,Oversized,RV Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`8" x 10`11"
Bedroom	Main	10`11" x 11`2"
Kitchen	Main	10`8" x 8`8"
Bedroom - Primary	Main	12`7" x 15`0"
Bedroom	Basement	12`9" x 6`5"
Kitchen	Basement	9`10" x 15`0"
Game Room	Basement	16`3" x 15`0"

Room	Level	Dimensions
Bedroom	Main	10`11" x 11`2"
Dining Room	Main	10`8" x 10`10"
Living Room	Main	15`3" x 15`0"
4pc Bathroom	Basement	9`3" x 6`5"
Bedroom	Basement	9`4" x 10`2"
Laundry	Basement	12`9" x 11`7"
Storage	Basement	9`3" x 9`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8011268

Remarks

Pub Rmks: **This FANTASTIC home in desirable Thorburn is located on a large CORNER lot! Complete with a FENCED yard, an OVERSIZED HEATED GARAGE, AMPLE of PARKING and RV parking with 30 amp. The main floor features lots of windows allowing for plenty of NATURAL light to flow through. The spacious kitchen comes with STAINLESS STEEL appliances, including a GAS STOVE, and an adjacent dining area. The large living room will accommodate plenty of furniture. The BEAUTIFULLY UPDATED bathroom features double sinks and a large SPA-INSPIRED shower. There are 3 bedrooms on the main level. Downstairs is finished with the second kitchen, large living room, 3 additional bedrooms, and another bathroom. 2016-2018 windows, roof, and gutters. Excellent location located on a nice quiet street close to parks, schools, shopping, and easy access to major roadways. Lower level currently rented out.**

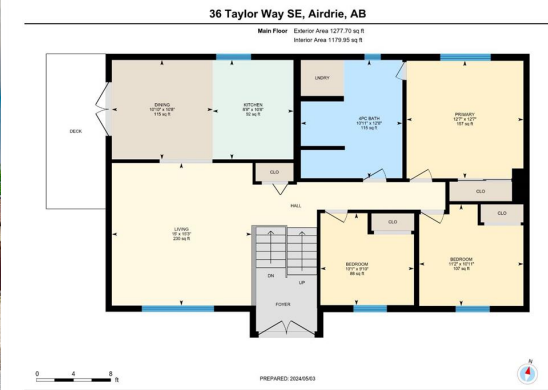
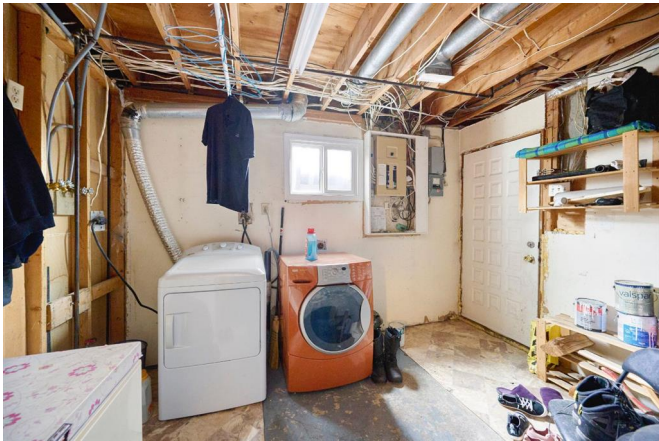
Inclusions:
Property Listed By: **Refrigerator x2, Electric stove, gas stove, washers x2, dryers x2, dishwasher, window coverings
RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

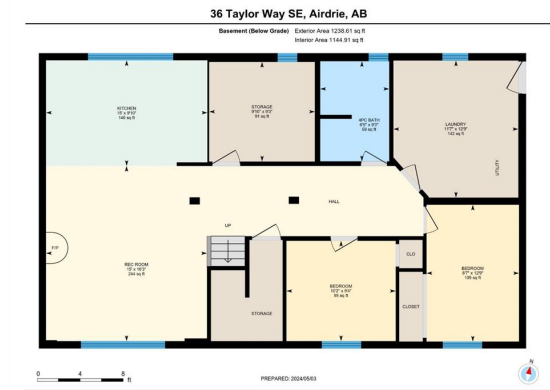








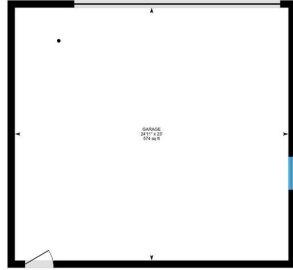
White regions are excluded from total floor area in CUDEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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36 Taylor Way SE, Airdrie, AB

Detached Garage Excluded Area 574.12 sq ft



PREPARED: 2024/05/03



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.