



THE
A-TEAM

**RE/MAX
FIRST**

10 TIPPING Close, Airdrie T4A 2A5

MLS®#: **A2168804**

Area: **Thorburn**

Listing **10/10/24**

List Price: **\$670,000**

Status: **Active**

County: **Airdrie**

Date:
Change: **-\$10k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **2,481**

Low Sqft:

Ttl Sqft: **2,481**

DOM

54

Layout

Beds: **5 (5)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,186 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Garden,No Neighbours Behind,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Washer**

Int Feat: **Breakfast Bar,Chandelier,Kitchen Island,Natural Woodwork,Open Floorplan,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`8" x 4`11"	Bedroom	Main	11`2" x 15`0"
Kitchen	Main	11`11" x 14`11"	Laundry	Main	7`0" x 13`3"
Living Room	Main	15`1" x 13`3"	Office	Main	8`2" x 13`4"
3pc Ensuite bath	Upper	9`1" x 10`11"	5pc Bathroom	Upper	7`3" x 13`0"
Bedroom	Upper	10`6" x 13`4"	Bedroom	Upper	10`1" x 13`1"

Bedroom
Cold Room/Cellar
Storage
Furnace/Utility Room

Upper
Basement
Basement
Basement

10`6" x 11`0"
4`6" x 14`9"
17`2" x 9`8"
6`1" x 13`10"

Bedroom - Primary
Game Room
Office

Upper
Basement
Basement

13`0" x 16`6"
13`2" x 20`4"
13`3" x 16`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211539

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this stunning custom-built home in the desirable community of Thorburn, Airdrie, offering both charm and functionality. As you step onto the inviting front porch and through the double doors, a spacious foyer greets you with gleaming hardwood floors that extend throughout the home. The main floor features a private bedroom with large, bright windows—ideal for a home office or guest room—along with a cozy parlor, a convenient laundry/mudroom, and a powder room. The expansive living room, centered around a beautiful wood-burning fireplace with a wood and tile hearth, offers a warm, welcoming space for relaxation. At the heart of this home is the chef's dream kitchen. Designed with entertaining in mind, the kitchen boasts an oversized center island, an AGA cast iron stove, deep Robco cabinetry with pull-out drawers, and a lower baking counter. Whether you're a passionate cook or just love hosting, this kitchen is perfect for creating culinary delights. Step through the garden doors to enjoy outdoor living on a pergola-covered deck overlooking a private backyard with garden areas, apple trees, and raspberry and Saskatoon bushes. Upstairs, the master suite features hardwood floors, a walk-in closet, and an ensuite roughed in for a whirlpool tub. Three additional spacious bedrooms and a bathroom with double sinks complete the upper floor. The partially finished basement offers incredible potential, featuring a large recreation room and the option to reinstate a prior kitchen or customize it to suit your needs. There's also ample storage throughout the home to accommodate all your belongings. Outside, the backyard backs directly onto a park at the school, providing both privacy and easy access for families. The oversized, heated garage includes a workshop area and rough-ins for a vacuum system. With the previous updated vinyl siding and asphalt shingles this house is move-in ready! This home is perfect for both family life and entertaining. Don't miss this exceptional opportunity!

Inclusions:
Property Listed By:

AGA Stove, Cabinets in the basement, Gazebos in the back yard
CIR Realty

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









