



THE
A-TEAM

**RE/MAX
FIRST**

71 TIPPING Close, Airdrie T4A2A6

MLS®#: **A2176072**

Area: **Thorburn**

Listing Date: **10/31/24**

List Price: **\$674,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,262**
Low Sqft:
Ttl Sqft: **2,262**

Lot Information

Lot Sz Ar: **7,305 sqft**
Lot Shape:

DOM

21
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Triangular Lot,Cul-De-Sac,Front Yard,Lawn,Garden,Landscaped,Level,Street Lighting,Pie Shaped Lot,Treed

Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 2`11"
Dining Room	Main	13`1" x 11`2"
Kitchen	Main	11`0" x 11`10"
Mud Room	Main	8`6" x 9`0"
3pc Ensuite bath	Upper	5`0" x 10`5"
Bedroom	Upper	11`1" x 13`8"
Bedroom	Upper	12`0" x 11`10"

Room	Level	Dimensions
Breakfast Nook	Main	8`11" x 4`0"
Family Room	Main	19`10" x 13`8"
Living Room	Main	11`1" x 14`1"
Office	Main	10`10" x 8`11"
5pc Bathroom	Upper	8`6" x 11`0"
Bedroom	Upper	11`11" x 12`3"
Bedroom - Primary	Upper	13`1" x 13`10"

Walk-In Closet

Upper

10`5" x 7`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9211539

Zoning:

R1

Remarks

Pub Rmks:

This 4-bedroom stunner in Thorburn has it all! Starting with a massive 35' front driveway, it's the ultimate setup for sunny days and starry nights on a HUGE pie-shaped lot. There's space for a trampoline, games, an RV, and a cozy firepit area - perfect for family gatherings and endless outdoor fun! Step inside and explore the endless possibilities of this versatile home. Begin in the elegant front room with towering ceilings and west-facing windows, ideal for a formal sitting room, flows seamlessly into a grand dining space with two charming peek-a-boo windows. Just around the corner, you'll find a private home office, a second spacious living area complete with a gas fireplace and cozy mantle, plus a kitchen nook for casual meals. That's two dining spaces and two living rooms all on the main floor! You'll also enjoy a tucked-away half bath and a large, private mudroom with side door access. Upstairs, built-in bookshelves greet you along with a spacious primary suite with room for a king bed. Attached to the Primary is a walk-in closet and a sunny 3-piece bath. The freshly updated kids' bathroom shines with 12x24 tiles, sleek cabinets, a roomy tub area, and upstairs laundry. Three generously sized kids' rooms ensure everyone has their own space, perfect for growing families. The basement has framing done, making it ready for your future plans and all the Poly B in the home has been replaced - YAY! You're just a short walk from Good Shepherd School, Meadowbrook Middle School, Bert Church High, and the fun-filled Genesis Place Rec Centre. Shopping, pathways, and parks are also at your doorstep. Embrace every angle of this well-positioned home where space, style, and convenience come together for an unbeatable lifestyle. Don't wait—make this Thorburn gem yours!

Inclusions:

Property Listed By:

Mud Room Lockers

CIR Realty

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













