



THE
A-TEAM

**RE/MAX
FIRST**

78 TIPPING Close, Airdrie T4A 2A6

MLS®#: **A2186040**

Area: **Thorburn**

Listing Date: **01/16/25**

List Price: **\$569,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,532**

Low Sqft:

Ttl Sqft: **1,532**

Lot Information

Lot Sz Ar: **4,800 sqft**

Lot Shape:

DOM

16

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Sump Pump(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`2" x 14`1"
Bedroom	Second	9`6" x 9`5"
4pc Bathroom	Second	4`11" x 7`3"
Foyer	Main	8`4" x 6`10"
Living Room	Main	14`5" x 12`1"
Family Room	Main	13`3" x 8`8"

Room	Level	Dimensions
Bedroom	Second	11`5" x 8`3"
4pc Ensuite bath	Second	4`10" x 7`4"
2pc Bathroom	Main	5`1" x 5`2"
Kitchen	Main	14`8" x 14`4"
Dining Room	Main	8`7" x 10`0"
Laundry	Main	5`5" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9211539

Remarks

Pub Rmks: **This stunning two-story home combines modern elegance with everyday functionality, situated in close proximity to schools and a variety of amenities. Boasting three spacious bedrooms and three luxurious bathrooms, this home offers a perfect blend of comfort and style. Key features include a double attached garage and air conditioning, enhancing both convenience and comfort. Upon entering, you're welcomed by a large foyer, high ceilings, and a striking spindle staircase. The main level is a showstopper, featuring a spacious living room with a beautiful electric fireplace, creating a cozy ambiance. The well-appointed kitchen and dining area are ideal for family meals and entertaining. The main floor also includes a spacious laundry area for added convenience. The unfinished basement offers endless possibilities for customization, allowing you to create a space that suits your unique needs and lifestyle. Step outside to the large private backyard, complete with a deck perfect for outdoor gatherings and relaxation. Nestled on a quiet street, this home is meticulously maintained, move-in ready, and offers a fresh, clean aesthetic. Combining classy, comfort, and practicality, it's an exceptional choice for families or anyone looking to settle in Airdrie's vibrant community.**

Inclusions: **Electric Fireplace, Shed**
Property Listed By: **RE/MAX Key**

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







