



THE
A-TEAM

**RE/MAX
FIRST**

26 TIPPING Close, Airdrie T4A 2A6

MLS® #: **A2189529**

Area: **Thorburn**

Listing Date: **01/31/25**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 20-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,274**

Low Sqft:

Ttl Sqft: **1,274**

Lot Information

Lot Sz Ar: **5,188 sqft**

Lot Shape:

DOM

22

Layout

Beds: **3 (3)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Underground Sprinklers**

Park Feat: **Double Garage Attached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Ceiling Fan(s),Jetted Tub,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`3" x 11`5"
Living Room	Main	16`9" x 13`7"
Bedroom	Main	10`0" x 11`10"
3pc Bathroom	Main	6`1" x 11`8"
Game Room	Lower	25`6" x 10`10"
Den	Lower	13`1" x 10`3"

Room	Level	Dimensions
Dining Room	Main	9`9" x 13`5"
Bedroom - Primary	Main	12`0" x 13`2"
Bedroom	Main	9`11" x 10`2"
3pc Ensuite bath	Main	8`0" x 5`7"
Family Room	Lower	14`9" x 15`3"
4pc Bathroom	Lower	8`8" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211539

Zoning:
R1

Remarks

Pub Rmks: **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! 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!**

Inclusions:
Property Listed By: **Alarm System no contract, Portable Garage in backyard, Shelving in furnace room, 2x Sheds
MaxWell Capital Realty**

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





