



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 TIPPING Close, Airdrie T4A 2A6**

MLS® #: **A2189529**

Area: **Thorburn**

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

List Price: **\$585,000**

Status: **Active**

County: **Airdrie**

Change: **-\$11k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1992**  
Lot Information  
Lot Sz Ar: **5,188 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,274**  
Low Sqft:  
Ttl Sqft: **1,274**

DOM

**74**

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

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**9211539**

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! With some modern updates, this home has the potential to shine! 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: **Alarm System no contract, Portable Garage in backyard, Shelving in furnace room, 2x Sheds**

Property Listed By: **MaxWell Capital Realty**

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





