

# \$585,000 - 26 Tipping Close Se, Airdrie

MLS® #A2189529

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,274 sqft  
Residential on 0.12 Acres

Thorburn, Airdrie, Alberta

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!

Built in 1992

## Essential Information

MLS® #

A2189529



Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	26 Tipping Close Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2A6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Bar, Pantry, Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Electric Oven, Garage Control(s), Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
-------------------	------------

Lot Description	Back Lane, Back Yard, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	68
Zoning	R1

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.