



GRASSROOTS
REALTY GROUP

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38 Tiller Place SE
Airdrie, Alberta

MLS # A2218210



\$700,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, Skylight(s)		

Inclusions: N/A

**** TERRIFIC location –** on a quiet cul-de-sac in the desirable community of THORBURN. Walking distance to parks/paths, schools, the EAST side Recreation Centre, shopping and all community amenities ALSO with quick access to the Queen E highway and all its connections. **** LARGE PIE shaped SUNNY South/West backyard** with mature landscaping, large RV parking pad, utility storage shed PLUS both covered and uncovered deck areas. An amazing yard to enjoy and/or to entertain family or friends. **** FUNCTIONAL FAMILY home** that has a traditional floor plan and has a terrific layout. Step into the open and spacious entry with vaulted ceilings, access to the laundry room and garage. **** MAIN floor** - the large bright and airy living room / dining room has a feeling of comfort and elegance; French doors lead to a very open and spacious kitchen & eating nook with direct access to the sunny south deck areas and bar-be-que. The kitchen features tons of cabinets, a serving island and a full complement of stainless-steel appliances. Then one step down into a large yet cozy family room with a wood burning/gas ignite fireplace and custom-built bookcases and shelving. So great for family gatherings. Then there is the two pce powder room. The main floor laundry is very spacious and functional with a sink -PLUS- custom desk and storage shelves. **** UPPER-level** features three bedrooms and two bathrooms. The primary bedroom is a nice size with lots of natural light, a walk-in closet and a four-piece ensuite with separate / corner jet tub, a standard shower and a long vanity with make-up counter. Both secondary bedrooms are a nice size and have ample closet space. **** LOWER level** has some development started but allows for the design and finishes that you may need for your home and/or family. **** UPGRADES and finishes –** this home has

undergone some recent upgrades and has been well maintained thru the years. ** REACH out to your favorite Real Estate Agent –
or come by the Open Houses on Saturday & Sunday from 1:30 PM to 4:00 PM. Come by and CHECK-it-OUT!