

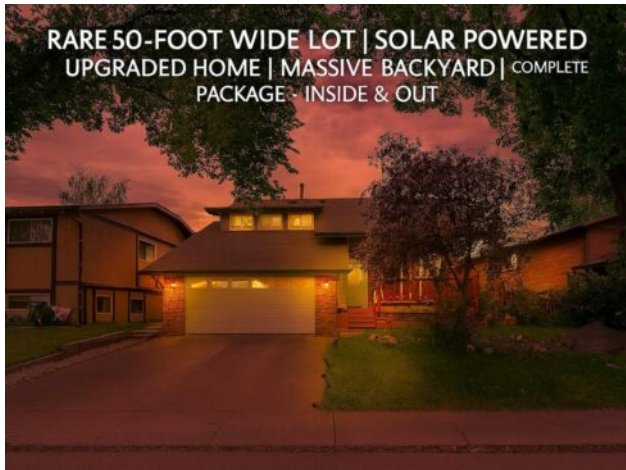


**GRASSROOTS**  
REALTY GROUP

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**80 TAYLOR Way SE**  
**Airdrie, Alberta**

**MLS # A2246738**



**\$699,900**

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		

**Inclusions:** POOL

OPEN HOUSE AUG 09, SAT, 1-3PM, AUG 10, SUN, 2:30-4:30PM

Welcome to this character-packed gem on a rare 50-foot lot in Thorburn &mdash; solar-powered, upgraded, and complete package &mdash; inside and out.&rdquo; HOME FEATURES THAT STAND OUT &bull; Rare 50' Wide Lot &mdash; More space, more curb appeal, more future potential &bull; Open-to-Above Living Room with Vaulted Ceilings &mdash; Grand first impression &bull; Beautiful Wood-Burning Fireplace &mdash; Cozy charm for those winter nights &bull; Modern Stainless Steel Appliances &mdash; Gas range (2022) &bull; Decorative Wall Panels + Thermal Wallpaper (Apr 2025) &mdash; Elegant and functional interior upgrades OVER \$50,000 IN RECENT UPGRADES &bull; 20 Solar Panels &mdash; Not 5, Not 10, 20 Solar panels -Significant energy savings and sustainability a rare, energy-smart home you don&rsquo;t want to miss!" &bull; New Windows & Doors on Main Floor &mdash; Improved energy efficiency & aesthetics &bull; Upgraded Attic Insulation &mdash; Boosts year-round comfort &bull; New Water Heater &mdash; Peace of mind and performance &bull; Furnace, & Garage Heater (All 2018) &bull; Roof, Garage Door & Select Windows (2014) EXTERIOR & LOT ADVANTAGES &bull; Massive Backyard &mdash; Tons of space for entertaining, kids, or gardening &bull; Artificial Turf &mdash; Low maintenance, lush all year round &bull; RV Gate Access &mdash; Bring your trailer or toys COMFORT & CONVENIENCE &bull; Central A/C & Central Vac &bull; Heated Double Attached Garage &bull; Open to above Grand Entrance, Jetted Tub, Walk-In Closet, Finished Basement COMMUNITY PERKS &bull; Located in Thorburn, one of

Airdrie's most mature & sought-after communities &bull; Walking distance to schools, parks, and playgrounds &bull; Close to shopping, amenities & transit access