



GRASSROOTS
REALTY GROUP

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38 Tiller Place SE
Airdrie, Alberta

MLS # A2255276



\$700,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Pie S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	T4A 1S6
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, Skylight(s)		

Inclusions: N/A

PROPERTY is C/S till September 11th *** 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