



**74 Tipping Close SE**  
**Airdrie, Alberta**

**MLS # A2151959**



**\$699,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Lawn, No Neighbours Behind, Level, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** N/A

\*Open House on Sunday July 28, 12pm until 2pm\* Unlike any home on the market! Discover this beautiful, detached home with heated double attached garage, plus an oversize detached triple garage and suite (illegal) in the basement with separate entry in the tranquil neighborhood of Thorburn. With exceptional value, this immaculate, fully developed home with central AC is a true gem. As you approach, the front garden greets you with mature trees and exquisite landscaping, creating a serene setting. Step inside to a welcoming main floor featuring an open-to-below staircase and abundant sunlight. The living and dining rooms boast elegant laminate flooring, perfect for gatherings. The bright kitchen boasts oak cabinetry, stainless steel appliances, an island, and a cozy dining nook. Relax in the second sitting area, complete with a charming brick fireplace. The main floor also offers the convenience of a laundry room with tile flooring and a 2-piece bathroom. Upstairs, find three inviting bedrooms, including a master suite with an ensuite. The basement has a suite (illegal) with heated tiles throughout with a separate private entrance and provides ample space for additional living with a bedroom, kitchen, 3-piece bathroom and large rec room. In addition to the extended driveway and the heated, attached double garage, there is an oversize triple garage to the rear of the property. This very sturdy structure can accommodate a carriage house above should you wish to expand the home further. Close to East Lake Blvd and a K-9 Catholic school and a public Middle school, the home is in a great location to access all amenities and Hwy 2. Visit this home and experience the best of Thorburn living!