



36 Taylor Way SE
Airdrie, Alberta

MLS # A2152206



\$599,000

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|------------------|---|---------------|-------------------|
| Division: | Thorburn | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,278 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Oversized, RV Carport | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Refrigerator x2, Electric stove, gas stove, washers x2, dryers x2, dishwasher, window coverings

This FANTASTIC home in desirable Thorburn is located on a large CORNER lot! Complete with a FENCED yard, an OVERSIZED HEATED GARAGE, AMPLE of PARKING and RV parking with 30 amp. The main floor features lots of windows allowing for plenty of NATURAL light to flow through. The spacious kitchen comes with STAINLESS STEEL appliances, including a GAS STOVE, and an adjacent dining area. The large living room will accommodate plenty of furniture. The BEAUTIFULLY UPDATED bathroom features double sinks and a large SPA-INSPIRED shower. There are 3 bedrooms on the main level. Downstairs is finished with the second kitchen, large living room, 3 additional bedrooms, and another bathroom. 2016-2018 windows, roof, and gutters. Excellent location located on a nice quiet street close to parks, schools, shopping, and easy access to major roadways. Lower level currently rented out.