



**GRASSROOTS**  
REALTY GROUP

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**26 Tipping Close SE**  
**Airdrie, Alberta**

**MLS # A2189529**



**\$585,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Ceiling Fan(s), Jetted Tub, Pantry, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Alarm System no contract, Portable Garage in backyard, Shelving in furnace room, 2x Sheds

Welcome to this well-appointed BUNGALOW, situated on a BACK ALLEY with RV PARKING in the FAMILY oriented community of THORNBURN! Upon entering you are greeted with a tile entry which leads you into the grand living room, with VAULTED ceilings, hardwood flooring and a GAS FIREPLACE to make you feel the comfort of home. The dining room is open to the living room - perfect for entertaining! The kitchen is bright, with an abundance of cabinets, movable ISLAND, STAINLESS STEEL APPLIANCES, a pantry and VINYL FLOORING. The MASTER bedroom is generously sized with HIS and HERS CLOSET, complete with a 3pc ENSUITE! Two good sized bedrooms with HARDWOOD FLOORING throughout. The main floor is complete with a remodeled 4pc bathroom. The lower level is FULLY FINISHED with a REC ROOM, 4pc bath with a JACUZZI TUB, OFFICE space, laundry and a BUILT IN BAR! With some modern updates, this home has the potential to shine! Newer furnace and hot water tank. The home is complete with DOUBLE CAR GARAGE, A/C for those hot summer nights and an underground sprinkler system. Walking distance to schools, parks, pathways and shopping. MAKE THIS YOUR FAMILY HOME TODAY!