



GRASSROOTS
REALTY GROUP

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134 Tipping Close SE
Airdrie, Alberta

MLS # A2212295



\$609,900

Division:	Thorburn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,545 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Open house Saturday April 19 between 1-3pm Welcome to this charming and spacious 4-level split, ideally located in Thorburn — one of Airdrie's most established, family-oriented communities. This well-cared-for home offers three bedrooms and three full bathrooms, providing comfortable living space for families of all sizes. The thoughtful split-level layout creates a great sense of separation and flow, perfect for both everyday living and entertaining. The main living areas are bright and welcoming, while the lower levels offer flexible spaces for a family room, playroom, home office, or guest area. The double attached garage adds convenience and plenty of storage. Enjoy being just steps from local schools, parks, and shopping, all while living in a quiet, friendly neighborhood with mature trees and a strong sense of community. This is a wonderful opportunity to settle into a move-in-ready home in a fantastic location. Don't miss it!