

146 Tipping Close  
Airdrie, Alberta

MLS # A2198789



**\$599,900**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry

**Inclusions:** N/A

Welcome to this stunning bungalow nestled on a quiet street in the desirable community of Thorburn. With over 2600 sq ft of developed living space, a double attached garage, beautifully landscaped backyard, and alley access, this home is sure to impress! Step inside to find hardwood flooring and vaulted ceilings in the bright and inviting living room. A cozy fireplace and a huge south-facing window flood the space with natural light, creating the perfect atmosphere for relaxation. The chef's kitchen is a dream, featuring white cabinetry, a farmhouse sink, gas stove, stainless steel appliances, granite countertops, an oversized pantry, and a breakfast bar. The adjacent dining room offers a modern wall-mounted fireplace and overlooks your private backyard oasis, complete with a deck, BBQ gas line, and a hot tub. The main level also includes two spacious bedrooms and two full baths, including a primary suite with a large walk-in closet and 3-piece ensuite. A convenient main-floor laundry room completes this level. Downstairs, the fully finished basement boasts a massive games/entertainment room with another fireplace, a full 3-piece bathroom, and two additional spacious bedrooms, providing plenty of space for family and guests. This fantastic home is within walking distance to Good Shepherd School (K-9), Meadowbrook Middle School, and Bert Church High School and just a 3-minute drive to doctors, dentists, dining, shopping, and Genesis Place, offering a pool, rinks, gym, basketball, soccer, gymnastics, and more!