

# \$700,000 - 38 Tiller Place Se, Airdrie

MLS® #A2218210

**\$700,000**

3 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.16 Acres

Thorburn, Airdrie, Alberta

**\*\* TERRIFIC location** – on a quiet cul-de-sac in the desirable community of THORBURN. Walking distance to parks/paths, schools, the EAST side Recreation Centre, shopping and all community amenities ALSO with quick access to the Queen E highway and all its connections. **\*\* LARGE PIE shaped SUNNY South/West backyard** with mature landscaping, large RV parking pad, utility storage shed PLUS both covered and uncovered deck areas. An amazing yard to enjoy and/or to entertain family or friends. **\*\* FUNCTIONAL FAMILY** home that has a traditional floor plan and has a terrific layout. Step into the open and spacious entry with vaulted ceilings, access to the laundry room and garage. **\*\* MAIN floor** - the large bright and airy living room / dining room has a feeling of comfort and elegance; French doors lead to a very open and spacious kitchen & eating nook with direct access to the sunny south deck areas and bar-be-que. The kitchen features tons of cabinets, a serving island and a full complement of stainless-steel appliances. Then one step down into a large yet cozy family room with a wood burning/gas ignite fireplace and custom-built bookcases and shelving. So great for family gatherings. Then there is the two pce powder room. The main floor laundry is very spacious and functional with a sink -PLUS- custom desk and storage shelves. **\*\* UPPER-level** features three bedrooms and two bathrooms. The primary bedroom is a nice size with lots of



natural light, a walk-in closet and a four-piece ensuite with separate / corner jet tub, a standard shower and a long vanity with make-up counter. Both secondary bedrooms are a nice size and have ample closet space. \*\* LOWER level has some development started but allows for the design and finishes that you may need for your home and/or family. \*\* UPGRADES and finishes “ this home has undergone some recent upgrades and has been well maintained thru the years. \*\* REACH out to your favorite Real Estate Agent “ or come by the Open Houses on Saturday & Sunday from 1:30 PM to 4:00 PM. Come by and CHECK-it-OUT!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218210    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,253       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 38 Tiller Place Se |
| Subdivision | Thorburn           |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4A 1S6            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Bookcases, High Ceilings, Kitchen Island, Skylight(s)             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 83             |
| Zoning         | R-1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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