

# \$609,900 - 134 Tipping Close Se, Airdrie

MLS® #A2212295

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,545 sqft

Residential on 0.11 Acres

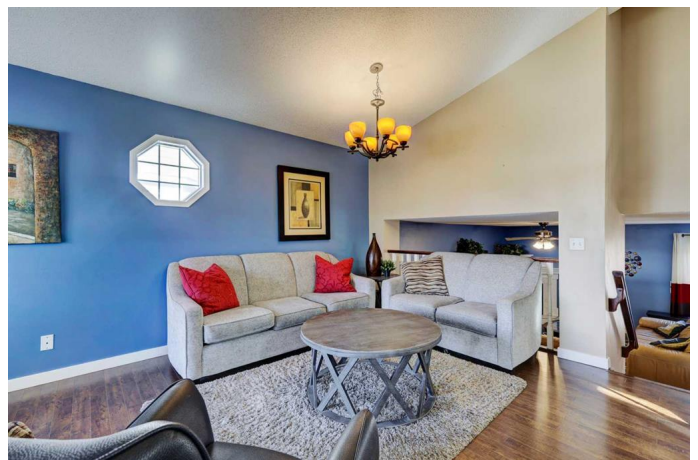
Thorburn, Airdrie, Alberta

Welcome to this charming and spacious 4-level split, ideally located in Thorburn â€” one of Airdrieâ€™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. Donâ€™t miss it!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212295  |
| Price          | \$609,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,545     |
| Acres          | 0.11      |



|            |               |
|------------|---------------|
| Year Built | 1994          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 134 Tipping Close Se |
| Subdivision | Thorburn             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4A 2A7              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings                                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 19               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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