

**38 Tiller Place SE**  
**Airdrie, Alberta**

**MLS # A2218210**



**\$750,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Kitchen Island, Skylight(s)		

**Inclusions:** N/A

**\*\* TERRIFIC location &ndash;** 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 &ndash;** this home has

undergone some recent upgrades and has been well maintained thru the years. \*\* REACH out to your favorite Real Estate Agent &ndash; or come by the Open Houses on Saturday & Sunday from 1:30 PM to 4:00 PM. Come by and CHECK-it-OUT!