

80 TAYLOR Way SE
Airdrie, Alberta

MLS # A2296550



\$619,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: NONE

OPEN HOUSE – SUN, MAY 24, 2:30-4:30PM MOTIVATED SELLER| 50-ft WIDE LOT| | 20 SOLAR PANELS| FINISHED BASEMENT| FULLY AIR CONDITIONED| LOTS OF RECENT UPDATES| OPEN TO ABOVE| SPACE TO PARK RV | DOG RUN | MUST SEE| Welcome to this fully refreshed, energy-efficient gem in Thorburn. Situated on a rare 50’ lot, this move-in-ready home offers over \$50,000 in upgrades along with a high-performing solar system that truly sets it apart. A MAJOR HIGHLIGHT OF THIS HOME IS THE 8.10 KW SOLAR SYSTEM, FEATURING 20 PANELS—DESIGNED TO DELIVER CONSISTENT MONTHLY SAVINGS AND SIGNIFICANTLY REDUCE YOUR UTILITY BILLS YEAR AFTER YEAR, FREEING UP CASH FLOW THAT CAN BE REINVESTED, SAVED, OR PUT TOWARD YOUR MORTGAGE. • CONSISTENT MONTHLY UTILITY SAVINGS • LOWER BILLS YEAR AFTER YEAR • POTENTIAL FOR CREDIT MONTHS (GET PAID BACK) • IMPROVED CASH FLOW & FINANCIAL FLEXIBILITY • LONG-TERM COST REDUCTION — AT NO EXTRA COST TO THE BUYER Inside, the bright open-to-above living space with vaulted ceilings creates a welcoming feel, complemented by a cozy wood-burning fireplace. The modern kitchen features stainless steel appliances, a gas range (2022), and updated finishes. Over \$50,000 in upgrades include main floor windows and doors, attic insulation, water heater, and fresh paint, along with consistent care and maintenance throughout. Furnace and garage heater were updated in 2018. Enjoy a massive, low-maintenance backyard with RV gate access, a heated double attached garage, comes with CENTRAL A/C and a fully finished basement offering additional functional living space. The spacious primary retreat includes a walk-in

closet and a jetted tub. Located steps from schools, parks, shopping, and everyday amenities. A rare combination of lot size, upgrades, and a home that actually saves you money every year.