

**38 Tanner Close SE**  
**Airdrie, Alberta**

**MLS # A2298835**



**\$625,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Welcome home! It's rare to find an original owner bungalow of this size and value in Airdrie. From the moment you step into the spacious front entry, you'll appreciate the thoughtful layout and inviting feel of this home. French doors lead you into a versatile front flex room, perfect for a home office, sitting area, or playroom, before opening into the bright, open concept main living space. The kitchen is truly the heart of the home, featuring a large eat up island, gleaming oak cabinetry with under mount lighting, select stainless steel appliances, a convenient corner pantry, and a skylight that fills the space with natural light. Just steps away, the generous family room offers a cozy gas fireplace, ideal for relaxing evenings, and large windows that overlook the backyard. The dining area flows seamlessly from the kitchen and provides direct access to the rear yard, making it perfect for entertaining. Outside, you'll find a large deck with a natural gas BBQ hookup, a storage shed, and plenty of green space for kids and pets to enjoy. Down the hallway, you'll find a conveniently located laundry room complete with a sink and direct access to the oversized, insulated double garage. The main floor also features a well sized second bedroom, a full four piece bathroom, and a spacious primary suite that easily accommodates a king sized bed. The primary retreat is complete with a walk in closet and a private four piece ensuite featuring a relaxing jetted tub. The fully finished lower level expands your living space with a massive recreation room, perfect for movie nights, games, or gatherings, along with two additional generously sized bedrooms, another full bathroom, and a dedicated storage area with a small workshop. Situated on a desirable, gently pie shaped lot, this home also offers a large driveway with room for two vehicles plus RV

parking. Additional highlights include a high efficiency furnace and an unbeatable location, just steps from scenic walking and bike paths around the lake, within walking distance to schools, and close to shopping and everyday amenities. Don't miss your opportunity to make this exceptional home yours. Book your private showing today!