

**26 Tiller Place SE**  
**Airdrie, Alberta**

**MLS # A2308247**



**\$645,000**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,713 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Vaulted Ceiling(s)		

**Inclusions:** Storage Shed

THIS IS THE ONE! This IMMACULATE Home shows PRIDE OF OWNERSHIP and has been lovingly cared for and maintained. BACKING ONTO GREENSPACE, in a Cul-de-sac, and Close to Schools, this Home is PERFECTLY LOCATED. This Fantastic Home has seen many UPGRADES through the years including Granite Countertops throughout, Triple Pane Low-E Windows on Main and Upper Levels, Bathroom Renovations, Beautiful AMERICAN CHERRY HARDWOOD FLOORING in Family Room, Hardwood in Living Room and Dining Room, Topped up Insulation, Backyard Landscaping, Hail Resistant Shingles and more. When you enter you will notice the Vaulted Ceilings over the Living Room and Dining Room. The Kitchen has been updated with newer Stainless Steel Appliances, Granite Countertops, Back Splash, has Lots of Cabinetry and Breakfast Nook which overlooks the Family Room. The Family Room features a Gas Fireplace, Cherry Hardwood Flooring, and Large Bay Window to enjoy the view of the yard. The Home has a Main Floor Laundry Room with Half Bathroom off of the Mudroom. The Primary Bedroom includes a walk in closet, and Ensuite with a Soaker Tub and Shower Stall. 2 additional Bedrooms and Full Bathroom complete the Upper Level. The Lower Level has a Recreation Room, Flex Room (currently used as a Bedroom), a Full Bathroom, and a Large Storage Room. The GORGEOUS Backyard has a Large Deck, Storage Shed and opens onto Greenspace. This Home also has an Oversized Driveway that fits a standard RV, is Air Conditioned, has a New Hot Water Tank (2025), and a Water Softener. It is a MUST SEE!