

30 Tipping Close SE
Airdrie, Alberta

MLS # A2322231



\$540,000

Division:	Thorburn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Wood Windows		

Inclusions: Wall units, Intercom system, central vacuum & attachments

A larger custom bungalow offering 1,448 sq ft of above-grade living space and incredible potential! Located on a corner lot in Airdrie's established Thorburn community, this five-bedroom (3 up, 2 down), three-bathroom home provides plenty of room for a growing family or guests. Immediately left of the entrance, the welcoming living room highlights a classic gas fireplace with an oak mantle and pillars. The functional kitchen area features quality oak cabinetry, a built-in pantry, and a bright dining nook with a garden door opening to the mature, fenced backyard. The location checks every box—backing onto two schoolyards and a paved path system, while sitting within walking distance of additional schools, shopping, and Genesis Place. Plus, it offers easy access to main traffic arteries. With a few personal touches, you can easily customize this space and truly make it your own. The home already features fantastic foundational upgrades, including newer triple-pane windows, a durable rubber roof, and a heated, attached double garage equipped with a 220-volt plug. Complete with classic oak trim and built-in cabinetry, this solid one-level layout is a rare find. Call your Realtor today to book your private viewing!