

# \$599,900 - 146 Tipping Close, Airdrie

MLS® #A2198789

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,351 sqft  
Residential on 0.11 Acres

Thorburn, Airdrie, Alberta

Welcome to this stunning bungalow nestled on a quiet street in the desirable community of Thorburn. With over 2600 sq ft of developed living space, a double attached garage, beautifully landscaped backyard, and alley access, this home is sure to impress! Step inside to find hardwood flooring and vaulted ceilings in the bright and inviting living room. A cozy fireplace and a huge south-facing window flood the space with natural light, creating the perfect atmosphere for relaxation. The chef's kitchen is a dream, featuring white cabinetry, a farmhouse sink, gas stove, stainless steel appliances, granite countertops, an oversized pantry, and a breakfast bar. The adjacent dining room offers a modern wall-mounted fireplace and overlooks your private backyard oasis, complete with a deck, BBQ gas line, and a hot tub. The main level also includes two spacious bedrooms and two full baths, including a primary suite with a large walk-in closet and 3-piece ensuite. A convenient main-floor laundry room completes this level. Downstairs, the fully finished basement boasts a massive games/entertainment room with another fireplace, a full 3-piece bathroom, and two additional spacious bedrooms, providing plenty of space for family and guests. This fantastic home is within walking distance to Good Shepherd School (K-9), Meadowbrook Middle School, and Bert Church High School and just a 3-minute drive to doctors, dentists, dining, shopping, and Genesis Place, offering a pool,



rinks, gym, basketball, soccer, gymnastics,  
and more!

Built in 1991

### **Essential Information**

MLS® #	A2198789
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,351
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	146 Tipping Close
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2A7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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