

# \$750,000 - 38 Tiller Place Se, Airdrie

MLS® #A2218210

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.16 Acres

Thorburn, Airdrie, Alberta

**\*\* TERRIFIC location** – on a quiet cul-de-sac in the desirable community of THORBURN. Walking distance to parks/paths, schools, the EAST side Recreation Centre, shopping and all community amenities ALSO with quick access to the Queen E highway and all its connections. **\*\* LARGE PIE shaped SUNNY South/West backyard** with mature landscaping, large RV parking pad, utility storage shed PLUS both covered and uncovered deck areas. An amazing yard to enjoy and/or to entertain family or friends. **\*\* FUNCTIONAL FAMILY** home that has a traditional floor plan and has a terrific layout. Step into the open and spacious entry with vaulted ceilings, access to the laundry room and garage. **\*\* MAIN floor** - the large bright and airy living room / dining room has a feeling of comfort and elegance; French doors lead to a very open and spacious kitchen & eating nook with direct access to the sunny south deck areas and bar-be-que. The kitchen features tons of cabinets, a serving island and a full complement of stainless-steel appliances. Then one step down into a large yet cozy family room with a wood burning/gas ignite fireplace and custom-built bookcases and shelving. So great for family gatherings. Then there is the two pce powder room. The main floor laundry is very spacious and functional with a sink -PLUS- custom desk and storage shelves. **\*\* UPPER-level** features three bedrooms and two bathrooms. The primary bedroom is a nice size with lots of



natural light, a walk-in closet and a four-piece ensuite with separate / corner jet tub, a standard shower and a long vanity with make-up counter. Both secondary bedrooms are a nice size and have ample closet space. \*\* LOWER level has some development started but allows for the design and finishes that you may need for your home and/or family. \*\* UPGRADES and finishes " this home has undergone some recent upgrades and has been well maintained thru the years. \*\* REACH out to your favorite Real Estate Agent " or come by the Open Houses on Saturday & Sunday from 1:30 PM to 4:00 PM. Come by and CHECK-it-OUT!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218210    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,253       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 38 Tiller Place Se |
| Subdivision | Thorburn           |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4A 1S6            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Bookcases, High Ceilings, Kitchen Island, Skylight(s)             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.