

\$609,900 - 131 Tipping Close Se, Airdrie

MLS® #A2244405

\$609,900

4 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.11 Acres

Thorburn, Airdrie, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom four-level split located in the well-established, family-oriented community of Thorburn. With schools just steps away—including Good Shepherd School (K 9), Meadowbrook Middle School, and Bert Church High School—and all amenities only a short drive, this home offers the perfect blend of comfort and convenience. Inside, you'll find a bright and functional layout designed for everyday living. On the upper level, the primary bedroom features a walk-in closet and a 4-piece ensuite, while two additional good-sized bedrooms share another full 4-piece bathroom. The lower levels offer even more space, including a fourth bedroom, a third bathroom, and a large laundry and storage area in the basement. The spacious kitchen features an island, fridge, stove, dishwasher, a pantry, and ample cabinet space—ideal for home cooks and busy families alike. The living room offers an inviting open space with a cozy gas fireplace, perfect for relaxing or entertaining. Step outside from the living room into a fully fenced and landscaped backyard, complete with two low-maintenance south-facing decks and a privacy fence—a fantastic setup for outdoor living and summer barbecues. The property backs onto a back alley, providing additional space and privacy. Whether you're looking for a forever family home or simply more room to live and grow, this thoughtfully designed home in Thorburn is a must-see!



Built in 1993

Essential Information

MLS® #	A2244405
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	131 Tipping Close Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A2A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other, Private Yard
Lot Description Landscaped
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025
Days on Market 4
Zoning R1

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.