



**37 Tanner Close SE
Airdrie, Alberta**

MLS # A2319876



\$950,000

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,857 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: chest freezer in basement, garburator, fridge in basement

A rare opportunity to own one of East Lake's premier walkout properties. Backing directly onto East Lake Pond, this custom-built, original-owner home offers 2,856 sq. ft. above grade plus a fully developed 1,234 sq. ft. walkout basement in one of Airdrie's most sought-after locations. With pathways at your back gate leading to Bert Church High School, Genesis Place, tennis and pickleball courts, and East Lake Park, homes like this rarely come to market. Thoughtfully designed and custom built for a growing family, this remarkable home blends impressive scale with exceptional craftsmanship. The spacious front foyer welcomes you with custom built-in bench seating and offers the first glimpse of the quality finishes found throughout. Rich wood accents, timeless millwork, and striking stone features create an elevated estate-style feel. With 6 bedrooms, 3.5 bathrooms, a private main floor office, formal dining room, vaulted bonus room, and exceptional storage throughout, this home was built to accommodate every stage of family life. The expansive kitchen is the heart of the home, offering extensive cabinetry, a large island, walk-in pantry, and a generous dining nook overlooking the pond. The adjoining living room features a beautiful stone fireplace and oversized windows that flood the home with natural light and showcase the incredible views. A custom 3-season sunroom provides the perfect place to enjoy your morning coffee or unwind at the end of the day while taking in the peaceful surroundings. Upstairs, the vaulted bonus room creates an ideal gathering space for the family. The vaulted primary suite is a true retreat with beautiful views, a walk-in closet, and a spacious 5-piece ensuite. Three additional bedrooms, a full bathroom, and upper-level laundry complete this floor. The fully developed walkout basement adds even more living space with in-floor heating, a large

family room, recreation area, two additional bedrooms, a full bathroom, and direct access to the backyard. Additional features include dual furnaces, two central air conditioning units, in-floor basement heat, an oversized double attached garage, and a large landscaped lot. Meticulously maintained by the original owners and located in one of Airdrie's most desirable waterfront settings, this is a truly rare opportunity to own an exceptional family home.