



**9 Tanner Close SE
Airdrie, Alberta**

MLS # A2321620



\$934,900

Division:	Thorburn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,784 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity		

Inclusions: none

Welcome to this exceptional former showhome in the highly sought-after community of Thorburn, offering an impressive 1,780 sq. ft. bungalow plus a fully developed basement and an unbeatable location backing directly onto a greenbelt and park. Just steps from East Lake, scenic walking pathways, schools, and the recreation centre, this home combines luxury, comfort, and convenience in one remarkable package. Designed for both everyday living and entertaining, this spacious home features over 3,500 sq. ft. of developed living space, highlighted by soaring ceilings with skylights, expansive windows, and three cozy fireplaces that create warmth and character throughout. The extensively upgraded kitchen is a true showpiece, featuring premium cabinetry, quality finishes, generous workspace, and an inviting layout that will impress even the most discerning home chef. The main floor is anchored by a stunning primary retreat complete with a beautifully upgraded spa-inspired 5 piece ensuite, cozy reading area with fireplace and access to a private balcony overlooking the park, offering the perfect place to unwind. A convenient front office, along with spacious living and dining areas and another full bathroom complete the main level. The fully developed basement provides exceptional additional living space with two large bedrooms, a full bathroom, expansive recreation and family room areas with wet bar, and the added comfort of in-floor heating. Heated floors also extend to the garage, ensuring year-round comfort and functionality. Outside, you'll enjoy the privacy and beauty of a mature setting backing onto green space with direct access to parks and pathways. Whether enjoying a morning coffee on the deck, walking around East Lake, or taking advantage of nearby recreational amenities, this location offers a lifestyle that is difficult to match.

With central air conditioning, extensive upgrades throughout, three fireplaces, heated basement and garage floors, and a premium park-side setting, this one-of-a-kind bungalow represents a rare opportunity to own a truly distinguished home in one of Airdrie's most established and desirable neighbourhoods.