



GRASSROOTS
REALTY GROUP

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80 TAYLOR Way SE
Airdrie, Alberta

MLS # A2328197



\$619,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: NONE

OPEN HOUSE JULY 11, SAT, 2:30-4:30PM & JULY 12, SUN 1-3PM

50' WIDE LOT | 20 SOLAR PANELS | OVER \$50,000 IN UPGRADES | FINISHED BASEMENT | CENTRAL A/C | RV PARKING | DOG RUN Welcome to this beautifully updated, energy-efficient home in the highly sought-after community of Thorburn. Situated on a rare 50-foot-wide lot, this move-in-ready property combines exceptional value, thoughtful upgrades, and long-term savings in one complete package. One of the home's standout features is the 8.10 kW solar system with 20 panels, helping reduce monthly utility costs while improving your overall cash flow, all at no additional cost to the new owner. Inside, you'll love the bright open-to-above living room with soaring vaulted ceilings and a cozy wood-burning fireplace. The updated kitchen features stainless steel appliances, a gas range, and modern finishes, while the fully finished basement provides additional living space for family, guests, or a home office. With over \$50,000 in recent upgrades, including windows, doors, attic insulation, hot water tank, fresh paint, and more, this home has been meticulously maintained and is truly move-in ready. Additional highlights include central air conditioning, a heated double attached garage, RV parking, a dog run, and a spacious, low-maintenance backyard. The primary retreat offers a walk-in closet and a relaxing jetted tub, creating the perfect place to unwind after a long day. Location is everything, and Thorburn delivers. This well-established, family-friendly community is within walking distance of schools, East Lake Park, scenic walking paths, Genesis Place Recreation Centre, shopping, and everyday amenities. With mature trees, beautiful green spaces, and quick access throughout Airdrie, it's easy to see why

Thorburn remains one of the city's most desirable neighbourhoods. A rare opportunity to own a beautifully upgraded home that not only offers incredible living space but also helps save money month after month. Book your private showing today!