



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31 Taylor Way SE
Airdrie, Alberta

MLS # A2330855



\$599,900

Division:	Thorburn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,463 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Open Floorplan, See Remarks		

Inclusions: Hot Tub

Welcome to 31 Taylor Way in the heart of Thorburn—a beautifully updated 4-level split offering over 2,700 sq. ft. of thoughtful living space, on a large pie shaped lot, ideal for growing families. With 4 bedrooms, 2.5 bathrooms, & multiple living areas, this home provides the perfect balance of togetherness and privacy. The extensively updated interior features include a soaring living room ceiling, open concept kitchen/dining space, new laminate flooring (w/carpet only on the stairs,) refreshed bathrooms & kitchen, fresh paint, dedicated laundry with newer washer/dryer, and new windows throughout most of the home, creating a bright, modern feel that's truly move-in ready. Outside, you'll find a backyard designed for making memories. Unwind in the hot tub year-round, enjoy the beautifully renovated outdoor space with multiple deck levels, fire pit area, drip line for easy grass & flower beds maintenance and appreciate the comfort of an oversized heated double garage—perfect for Alberta winters, hobbies, or extra storage. Located in the established, family-friendly community of Thorburn, you're just minutes from schools, parks, East Lake amenities, walking pathways, shopping, and major commuter routes, making everyday life both convenient and enjoyable. If you've been searching for a home with the space your family needs and the updates you don't want to tackle yourself, 31 Taylor Way is ready to welcome you home!