



GRASSROOTS
REALTY GROUP

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9 Tanner Close SE
Airdrie, Alberta

MLS # A2334049



\$849,900

Division:	Thorburn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,784 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar		
Inclusions:	NONE		

Welcome to this exceptional home in a quiet cul-de-sac, offering the rare combination of privacy, space and a beautiful green belt setting with no neighbors directly behind you. With approximately 1,784 sq. ft. above grade plus 1,562 sq. ft. of developed basement space, this home offers more than 3,300 sq. ft. of finished living area—providing the room and flexibility today's buyers are looking for. The main level features a spacious and comfortable layout designed for both everyday living and entertaining. Large windows take advantage of the private setting and bring plenty of natural light into the home. The generous living areas provide an inviting space for family and guests, while the kitchen and dining areas create a natural gathering place. Upstairs, the bedrooms offer excellent space and comfort, including a well-appointed primary bedroom with the features buyers expect from a quality home. The fully developed basement is a major extension of the home's living space, rather than simply additional storage. With approximately 1,562 sq. ft. of finished space, it provides tremendous flexibility for a large family, guests, recreation, home office, media room or additional living space. One of the home's most appealing features is its location within the cul-de-sac and its private rear setting back onto the greenbelt/park. There is no neighbor directly behind the home, creating a peaceful and private outdoor environment that is increasingly difficult to find. The combination of over 3,300 sq. ft. of developed living space, a private greenbelt setting, a cul-de-sac location and a substantial developed basement makes this a home that needs to be experienced in person. This is a property that offers both the space of a large family home and the privacy and outdoor setting that many buyers are searching for. Come see the space, privacy and setting for yourself—yours

may be surprised by how much this home has to offer.