

\$599,000 - 315 Tanner Drive Se, Airdrie

MLS® #A2193335

\$599,000

4 Bedroom, 3.00 Bathroom, 1,961 sqft
Residential on 0.11 Acres

Thorburn, Airdrie, Alberta

Fall in Love with This Charming 4-Level Split in the desirable community of Thorburn. Offering over 2500 sq ft, four bedrooms, two and a half bathrooms, and a walkout level to the yard where the MASSIVE 25'11 x 24'11 HEATED GARAGE will steal your heart. Entering the home, a spacious entry and soaring vaulted ceilings greet you. The original hardwood and a corner wood-burning fireplace add a touch of character, while modern finishings are found throughout the home. Sleek stainless steel appliances, a gas stove, ample cabinetry and counter space are found in the eat-in kitchen, with seating that can be easily removed. Enjoy family gatherings in the dining room and living room, where the floor-to-ceiling tile fireplace surround is the room's focal point. The upper level offers two great-sized bedrooms, a spacious primary bedroom with an ensuite bathroom, and an updated full bathroom with two sinks perfect for the little ones. The lower WALKOUT level offers an additional living space with updated flooring, whitewashed brick, and a wood-burning fireplace. An updated laundry room also has a handy dog wash and storage for your odds and ends. This level offers direct access from the beautiful private yard and an oversized double garage, a mechanic or hobbyist dream come true! The backyard has a gas line for your BBQ and a warm water option for the exterior tap! Lastly, the basement is fully finished with a rough-in for a third bathroom, spacious recreation space and a huge bedroom that can



also be used as a hobby or craft space. Thorburn is arguably one of the most desirable neighbourhoods in Airdrie, with proximity to multiple schools, shopping and amenities, walking paths and parks, and easy access to Deerfoot. Love is in the air, and so is the perfect opportunity to make this house your home.Â

Built in 1984

Essential Information

MLS® #	A2193335
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,961
Acres	0.11
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	315 Tanner Drive Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1S6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	High Ceilings, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	29
Zoning	R1

Listing Details

Listing Office	LPT Realty ULC
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.