

# \$609,900 - 131 Tipping Close Se, Airdrie

MLS® #A2244405

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.11 Acres

Thorburn, Airdrie, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom four-level split located in the well-established, family-oriented community of Thorburn. With schools just steps away—including Good Shepherd School (K&#8201;9), Meadowbrook Middle School, and Bert Church High School—and all amenities only a short drive, this home offers the perfect blend of comfort and convenience. Inside, you'll find a bright and functional layout designed for everyday living. On the upper level, the primary bedroom features a walk-in closet and a 4-piece ensuite, while two additional good-sized bedrooms share another full 4-piece bathroom. The lower levels offer even more space, including a fourth bedroom, a third bathroom, and a large laundry and storage area in the basement. The spacious kitchen features an island, fridge, stove, dishwasher, a pantry, and ample cabinet space—ideal for home cooks and busy families alike. The living room offers an inviting open space with a cozy gas fireplace, perfect for relaxing or entertaining. Step outside from the living room into a fully fenced and landscaped backyard, complete with two low-maintenance south-facing decks and a privacy fence—a fantastic setup for outdoor living and summer barbecues. The property backs onto a back alley, providing additional space and privacy. Whether you're looking for a forever family home or simply more room to live and grow, this thoughtfully designed home in Thorburn is a must-see!



Built in 1993

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244405      |
| Price          | \$609,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,787         |
| Acres          | 0.11          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 131 Tipping Close Se |
| Subdivision | Thorburn             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4A2A7               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Other, Private Yard  
Lot Description        Landscaped  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 29th, 2025  
Days on Market        23  
Zoning                    R1

**Listing Details**

Listing Office            CIR Realty

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