

80 TAYLOR Way SE
Airdrie, Alberta

MLS # A2246738

\$699,900

Division:	Thorburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: POOL

OPEN HOUSE AUG 09, SAT,1-3PM, AUG 10, SUN, 2:30-4:30PM

Welcome to this character-packed gem on a rare 50-foot lot in Thorburn — solar-powered, upgraded, and complete package — inside and out.” HOME FEATURES THAT STAND OUT • Rare 50' Wide Lot — More space, more curb appeal, more future potential • Open-to-Above Living Room with Vaulted Ceilings — Grand first impression • Beautiful Wood-Burning Fireplace — Cozy charm for those winter nights • Modern Stainless Steel Appliances — Gas range (2022) • Decorative Wall Panels + Thermal Wallpaper (Apr 2025) — Elegant and functional interior upgrades OVER \$50,000 IN RECENT UPGRADES • 20 Solar Panels — Not 5, Not 10, 20 Solar panels -Significant energy savings and sustainability a rare, energy-smart home you don’t want to miss!" • New Windows & Doors on Main Floor — Improved energy efficiency & aesthetics • Upgraded Attic Insulation — Boosts year-round comfort • New Water Heater — Peace of mind and performance • Furnace, & Garage Heater (All 2018) • Roof, Garage Door & Select Windows (2014) EXTERIOR & LOT ADVANTAGES • Massive Backyard — Tons of space for entertaining, kids, or gardening • Artificial Turf — Low maintenance, lush all year round • RV Gate Access — Bring your trailer or toys COMFORT & CONVENIENCE • Central A/C & Central Vac • Heated Double Attached Garage • Open to above Grand Entrance, Jetted Tub, Walk-In Closet, Finished Basement COMMUNITY PERKS • Located in Thorburn, one of

Airdrie's most mature & sought-after communities • Walking distance to schools, parks, and playgrounds • Close to shopping, amenities & transit access