

**36 Taylor Way SE**  
**Airdrie, Alberta**

**MLS # A2170391**



**\$549,500**

<b>Division:</b>	Thorburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, RV Carport		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Refrigerator x2, Electric stove, gas stove, washers x2, dryers x2, dishwasher, window coverings

This spacious property offers quick or immediate possession, making it perfect for those looking to move right away. Located in a desirable neighborhood, it's just minutes from schools, a rec center, and shopping. The home features an oversized heated two-car garage that can fit up to three vehicles, with RV parking complete with a 30-amp hookup. Situated on a corner lot, the property offers ample parking with a paved alley for added convenience. The backyard boasts a privacy fence and a relaxing hot tub. The upper floor has 3 bedrooms, a kitchen/dining room, living room, and a large bathroom with laundry. The lower floor includes a 2-bedroom (illegal) suite with a den, kitchen, living room, bathroom, and laundry—ideal for a mother-in-law (illegal) apartment suite or a mortgage helper.