

**80 TAYLOR Way SE**  
**Airdrie, Alberta**

**MLS # A2246738**



**\$664,900**

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

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

**Inclusions:** POOL

Welcome to a Character-Packed Gem in Thorburn Rare 50' Lot &bull; Solar-Powered &bull; Upgraded Inside & Out Home Features That Stand Out Rare 50' Wide Lot &mdash; More space, curb appeal & future potential Open-to-Above Living Room &mdash; Vaulted ceilings for a grand first impression Beautiful Wood-Burning Fireplace &mdash; Cozy charm for winter nights Modern Stainless Steel Appliances &mdash; Gas range (2022) Designer Touches &mdash; Decorative wall panels + thermal wallpaper (Apr 2025) Over \$50,000 in Recent Upgrades 20 Solar Panels &mdash; Not 5, not 10&hellip; 20 solar panels! A rare, energy-smart home you don't want to miss New Windows & Doors (Main Floor) &mdash; Efficiency + style Upgraded Attic Insulation &mdash; Comfort all year long New Water Heater &mdash; Reliable performance & peace of mind Furnace + Garage Heater (2018) &mdash; Efficient & dependable Roof, Garage Door & Select Windows (2014) &mdash; Key updates already done Exterior & Lot Advantages Massive Backyard &mdash; Perfect for entertaining, kids, or gardening Artificial Turf &mdash; Green & low-maintenance year-round RV Gate Access &mdash; Bring your trailer, boat, or toys Comfort & Convenience Central Vac Heated Double Attached Garage Lux Primary Suite &mdash; Jetted tub & walk-in closet Finished Basement &mdash; Extra living space for family & guests Grand Entrance &mdash; Open-to-above design Community Perks Sought-After Thorburn &mdash; One of Airdrie's most mature & desirable communities Walk to Schools, Parks & Playgrounds &mdash; Family-friendly lifestyle Close to Shopping, Amenities & Transit &mdash; Everyday convenience