

# \$625,000 - 206 Tanner Drive Se, Airdrie

MLS® #A2248990

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,767 sqft  
Residential on 0.12 Acres

Thorburn, Airdrie, Alberta

\*\*\*OPEN HOUSE SATURDAY SEPT 13,  
NOON-2PM \*\*\* RENOVATED 4-LEVEL SPLIT  
| NEW ROOF & WINDOWS | MODERN  
BATHROOMS | LUXURY VINYL PLANK  
FLOORING | NEW GARAGE DOOR | PRIDE  
OF OWNERSHIP THROUGHOUT

This immaculate 4-level split in the heart of Thorburn is a standout home that shows true pride of ownership, with thoughtful updates and a layout that offers both functionality and flexibility. With vaulted ceilings, newer luxury vinyl plank flooring, and large windows that fill the space with natural light, every corner feels welcoming and well cared for. The front living room is bright and airy, leading to a generous dining area and a white kitchen with stainless steel appliances, ample storage, and garden doors that open to the backyard deck and gazebo—perfect for summer entertaining. Upstairs you’ll find three bedrooms, including a spacious primary with a renovated 3-piece ensuite, plus a renovated main bathroom. The lower level adds even more living space with a cozy family room and gas fireplace, a fourth bedroom or office with French doors, and a full bathroom. The basement is fully developed with a large rec room, laundry, and tons of storage. Major updates over the years include new carpet, a new garage door, new windows, a new roof, and renovated bathrooms. The backyard is fully fenced and landscaped with a deck, gazebo, large shed, and plenty of room for kids or pets to play. This is a quiet,



## Upgrades & Improvements

FROM TOP TO BOTTOM, THIS HOME SHOWCASES METICULOUS UPDATES AND TASTEFUL ENHANCEMENTS DESIGNED TO ELEVATE BOTH COMFORT AND STYLE.

- ROOF & SIDING REPLACEMENT: (INSURANCE CLAIM) (2014)
- BLINDS: \$3,500 (2015)
- FURNACE: \$4,925 (2016)
- ALL WINDOWS: \$12,511 (2018)
- DISHWASHER: \$1,205 (2020)
- HOT WATER TANK: \$3,906 (2021)
- LOW-FLOW TOILETS: \$3,907 (2021)
- FRIDGE: \$2,500 (2021)
- STOVE: \$1,800 (2021)
- GARAGE DOOR: \$3,300 (2021)
- FENCE & GATES (NORTH, EAST, SOUTH): \$3,000 (2021)
- WASHER: \$845 (2022)
- POLY-B REPLACED: \$3,675 (2024)
- WASHROOMS & FLOORING ON 3 LEVELS: \$48,000 (2024)
- TOTAL IMPROVEMENTS: \$93,074

family-friendly street in one of Airdrie’s most loved communities”close to schools, parks, recreation and all the essentials. You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1990

**Essential Information**

MLS® #	A2248990
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,767
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	206 Tanner Drive Se
Subdivision	Thorburn
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1S1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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