



## 270169 Range Road 291 Airdrie Alberta

\$1,099,000

Bring your family to this 2.74 acre parcel - country living in the city w/ pavement to your door. This property is part of the city of Airdrie but is still taxed at the Rockyview County rate. You are quite literally a 3 minute drive to No Frills & the east side of Airdrie from this home. This home has had some renovations over the years & has a MASSIVE EAT IN KITCHEN, tons of BUILT INS inc desk/work area & CHINA CABINETS. Maple cabinets w/CROWN MOULDING & upgraded backsplash lend to the country feel. There are 3 large bedrooms upstairs (plenty of room for a queen sized bed in each of the secondary bedrooms) & a spacious primary suite w/ 3 pc ensuite. Plenty of light in the primary w/the south windows & a door off of the west side of the room. Plumbing & light fixtures have also been upgraded & durable laminate floors are kid and pet friendly. The main floor boasts 1546 sq ft w/another 187 sq ft sunroom complete w/WOOD BURNING FIREPLACE. The bsmt is fully finished w/a large rec rm space, guest room space (WINDOW DOES NOT MEET EGRESS), gaming space, gorgeous bath & storage. Outside the kids will be thrilled - SO MUCH SPACE TO PLAY! Numerous outbuildings provide lots of storage & the TRIPLE HEATED DETACHED GARAGE (940 sq ft) is perfect for parking & storage as well. The MASSIVE SOUTH FACING deck, NEWER SEPTIC TANK (2017) & NEWER WINDOWS add to the value & MATURE TREES make this the whole package. (id:6769)

3pc Bathroom 7.00 Ft x 11.92 Ft

Bedroom 10.50 Ft x 10.58 Ft

Den 8.58 Ft x 10.67 Ft

Recreational, Games room 21.83 Ft x 34.42 Ft

Storage 6.92 Ft x 12.00 Ft

Furnace 6.92 Ft x 22.67 Ft

3pc Bathroom 8.42 Ft x 8.75 Ft

4pc Bathroom 8.33 Ft x 6.42 Ft

Bedroom 11.42 Ft x 11.75 Ft

Bedroom 11.33 Ft x 10.33 Ft

Breakfast 11.42 Ft x 7.17 Ft

Dining room 11.00 Ft x 7.92 Ft

Kitchen 13.67 Ft x 14.25 Ft

Laundry room 8.42 Ft x 5.50 Ft

Living room 11.83 Ft x 19.42 Ft

Other 9.58 Ft x 7.17 Ft

Primary Bedroom 14.42 Ft x 13.00 Ft

Sunroom 9.67 Ft x 19.42 Ft

Listing Presented By:



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