



## 271196 Range Road 13 Airdrie Alberta

\$1,285,000

Welcome to Airdrie - country living with city convenience. As you arrive, you'll be greeted by a stunning two-story home on 3.2 acres within city limits. The property includes a triple detached garage, providing ample space for your vehicles and hobbies, in addition to the double attached garage for everyday convenience.

Inside, the main floor features a traditional layout, including a formal living room and dining room. The heart of this home is undoubtedly the custom kitchen, adorned with solid wood cabinets, granite countertops, and top-of-the-line stainless steel appliances. A walk-in pantry ensures you have plenty of storage. Enjoy your morning coffee in the cozy breakfast nook, overlooking the gorgeous backyard. Adjacent to the kitchen, a sunken living room invites you to unwind by the gas fireplace, creating a warm and inviting atmosphere. Off the living room is a home office that could also function as an additional bedroom, along with a convenient two-piece bathroom and a custom mudroom with a sink, situated just off the garage. Up the curved staircase with skylights above, you'll discover four bedrooms, including the primary bedroom with a walk-in closet and a separate wardrobe and hidden storage. The five-piece bathroom is shared for upstairs while you get your own personal ensuite with a corner shower and a jetted tub. The fully finished basement features a spacious entertainment rec room equipped with a wet bar and ample cabinet space. It's the perfect spot for family movie nights and hosting friends. Additionally, you'll find a well-appointed four-piece bathroom, a cold room, and a hobby room, plus a SEPERATE ENTRY COVERED WALK UP that gives the basement easy and private access. Now, let's talk about the outdoor space. Your backyard is complete with a playground, fire pit area, and an entertainment zone where you can host barbecues and soak in your ho...

4pc Bathroom 9.17 Ft x 5.08 Ft

Other 15.42 Ft x 13.50 Ft

Other 12.50 Ft x 6.00 Ft

Laundry room 8.83 Ft x 11.58 Ft

Recreational, Games room 12.17 Ft x 30.33 Ft

2pc Bathroom 5.67 Ft x 5.67 Ft

Kitchen 14.25 Ft x 10.33 Ft

Other 7.00 Ft x 8.83 Ft

Living room 13.17 Ft x 15.67 Ft

Bedroom 12.25 Ft x 12.17 Ft

4pc Bathroom 9.83 Ft x 11.67 Ft

5pc Bathroom 12.33 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Breakfast 13.50 Ft x 9.00 Ft  
Dining room 17.08 Ft x 11.50 Ft  
Family room 14.00 Ft x 14.00 Ft  
Foyer 7.42 Ft x 8.33 Ft

Bedroom 10.00 Ft x 11.00 Ft  
Bedroom 13.33 Ft x 9.92 Ft  
Bedroom 16.00 Ft x 15.33 Ft