



## 271214 Range Road 13 Airdrie Alberta

\$1,290,000

Welcome to your dream home nestled in the heart of the countryside, just 5 minutes from Airdrie. Here, serenity meets functionality in a well-maintained property that blends privacy, convenience, and modern amenities perfectly. Imagine waking up to the sounds of nature with the flexibility to indulge your agricultural passions—whether it's keeping a couple of horses or raising chickens. This fully fenced property features three separate yards and a dedicated dog run, making it an ideal haven for animal lovers. Accessing your 5.46-acre slice of paradise is a breeze through oversized gates. Enjoy the added seclusion provided by privacy screening around the backyard. The landscape is adorned with mature trees, professionally maintained and partially irrigated, ensuring lush trees all summer long. Recent upgrades include a newer roof and stucco from 2014, along with a fully renovated exterior front that boasts new siding, a stone facade by the garage, a welcoming front porch with new railings, and new back deck stairs. The driveway, freshly resealed in 2022, adds a touch of elegance and durability. For the green thumb, this property is a gardener's paradise. Two large veggie gardens, multiple garden beds, a firepit, and a small pond with a recirculating stream offer endless opportunities for outdoor enjoyment. And with ample room for RV storage, you'll never run out of space for your toys and tools. The utilities are top-notch: the water well has been tested, and the home boasts two new hot water tanks, a new filtration system, and a new pressure system. The new electrical panel, energy-efficient pot lights, and outlets were all installed by a licensed electrician. Plus, the property is wired for hot tub installation with a separate panel ready to go. Inside, all Poly-B water lines have been replaced, and air conditioning keeps the home comfortable on hot days. ...

Recreational, Games room 26.50 Ft x 16.83 Ft

Bedroom 12.92 Ft x 12.00 Ft

Bedroom 12.00 Ft x 8.75 Ft

3pc Bathroom 11.42 Ft x 5.00 Ft

Other 11.58 Ft x 9.83 Ft

Other 19.00 Ft x 10.00 Ft

Living room 18.75 Ft x 18.58 Ft

Primary Bedroom 14.92 Ft x 12.00 Ft

5pc Bathroom 20.58 Ft x 8.83 Ft

Bedroom 10.83 Ft x 9.83 Ft

3pc Bathroom 9.83 Ft x 5.17 Ft

Laundry room 9.83 Ft x 7.67 Ft

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

Listing Presented By:



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Kitchen 16.83 Ft x 11.25 Ft

Sunroom 25.00 Ft x 13.58 Ft

Dining room 10.92 Ft x 10.00 Ft