

272210 Range Road 291 Airdrie Alberta

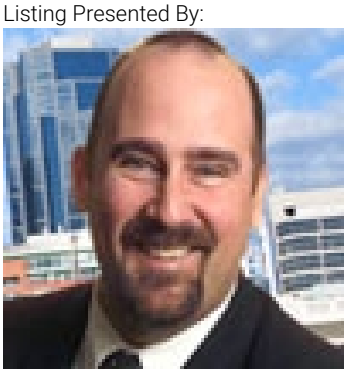
$3,290,000

Imagine owning a piece of Airdrie's burgeoning landscape, where expansive acreage meets convenient urban access. Situated within Airdrie City limits, this remarkable property encompasses 40 acres, conveniently positioned along paved Range Road 291, presenting a rare opportunity for future development with its impressive 660 foot frontage. Beyond its inherent value, this parcel offers a beautifully treed and landscaped setting, complemented by a charming bungalow boasting 3 bedrooms above grade, 3 bathrooms total, including one ensuite, and 1,505 square feet of living space. Below grade, a finished basement provides 1300 square feet for recreation or additional living space. Conveniently located across from the expansive 185 acre Airdrie Regional Park, residents enjoy immediate access to outdoor pursuits and natural beauty. A double attached garage provides ample parking, while interior features include hardwood floors, carpet, vaulted ceilings, and main level laundry. A gas fireplace graces the living room, adding warmth and ambiance, and the property includes shop and horse stalls with fenced pasture. With Airdrie recognized as one of Canada's fastest growing cities, this exceptional offering combines rural serenity with urban vitality, making it a compelling choice for discerning buyers seeking acreage living within a thriving community. (id:6769)

Bedroom 13.58 Ft x 12.34 Ft
Family room 20.51 Ft x 23.16 Ft
Recreational, Games room 15.68 Ft x 15.85 Ft
4pc Bathroom Measurements not available
Other 19.42 Ft x 13.42 Ft
Living room 16.83 Ft x 15.00 Ft

Primary Bedroom 13.68 Ft x 13.25 Ft
Bedroom 12.34 Ft x 10.01 Ft
Den 11.68 Ft x 9.00 Ft
Laundry room 10.01 Ft x 7.25 Ft
4pc Bathroom .00 Ft x .00 Ft
3pc Bathroom Measurements not available

Listing Presented By:



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