



## 291048 Township Road 270 Airdrie Alberta

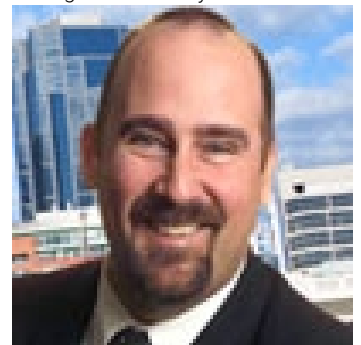
\$1,499,900

LOCATION, LOCATION, LOCATION Nestled in the heart of Airdrie, this home's proximity to Yankee Valley is unbeatable. Enjoy easy access to major amenities, shopping centers, parks, and schools - all just minutes away., this 1,265 sqft bungalow sits on a vast 4.45-acre canvas of nature's finest, offering not just a comfortable home but also the enticing possibility of redevelopment and subdivision on Yankee Valley. This meticulously maintained property offers a harmonious blend of tranquility and modern comfort, with ample space both inside and out. Step inside and be greeted by a welcoming foyer, setting the stage for the warmth and charm that permeate this home. Sunlight pours into the living room, creating a bright and inviting atmosphere, perfect for relaxation or hosting gatherings with loved ones. The well-appointed kitchen is a culinary enthusiast's dream, offering generous counter space, modern appliances, and a functional layout that will inspire your inner chef. Adjacent to the kitchen, the dining area is an elegant space for enjoying family meals or entertaining friends. Three spacious bedrooms on the main floor provide cozy sanctuaries, each designed for comfort and style. The main floor is complete with a well-appointed 4pc bathroom, providing convenience and practicality. An additional bedroom in the basement offers flexible living options, whether it's for guests, family members, or as a private home office. The recreation room in the basement invites endless possibilities, from a home theater to a game room, allowing you to tailor the space to your preferences. A convenient storage room keeps your belongings organized and easily accessible. Another 4pc bathroom in the basement adds functionality and ensures everyone's comfort. The allure of this property extends beyond the confines of the home. With a generous 4.45-acre lot, you have the freedom to explore your o...

Bedroom 11.42 Ft x 8.83 Ft  
Recreational, Games room 27.83 Ft x 32.58 Ft  
Storage 13.17 Ft x 11.50 Ft  
4pc Bathroom 9.00 Ft x 9.58 Ft  
Foyer 12.42 Ft x 4.17 Ft  
Living room 12.58 Ft x 15.42 Ft

Kitchen 8.17 Ft x 9.75 Ft  
Dining room 12.50 Ft x 10.83 Ft  
Primary Bedroom 12.42 Ft x 11.50 Ft  
Bedroom 12.75 Ft x 9.08 Ft  
Bedroom 11.92 Ft x 11.50 Ft  
4pc Bathroom 7.00 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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**RE/MAX Realty Professionals**

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