



**GRASSROOTS**  
REALTY GROUP

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**264201 Range Road 12 SW**  
**Airdrie, Alberta**

**MLS # A2232247**



**\$2,499,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 2,124 sq.ft.                     | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 4.64 Acres                       |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private              |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding             | <b>Zoning:</b>    | RR-4 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** N/A

Excellent investment 4.64 Acres located in the fast growing city of Airdrie. Property is designated residential in an approved Community Area Structure Plan (CASP). The city wants multi family on the property with potential TOWNHOMES , APARTMENTS or possible MIXED USE. Close proximity to future High School and Rec Center to be constructed east of the property on Mattamy owned lands. House has an office on Main as well den and porch room ( not included in the main floor area measurement) not heated. Basement fully developed with 2 BR's 3 piece bath storage and large open lounging area with bar. Qualico currently adjacent to the property with Mattamy directly east on 24 St. currently being rough graded.