



GRASSROOTS
REALTY GROUP

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271196 Range Road 13 NW
Airdrie, Alberta

MLS # A2260536



\$1,285,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,500 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, P		
Lot Size:	3.29 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	10-27-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

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 hot tub. The mature trees provide natural privacy, and there's plenty of storage for your RV, boats, and all your toys. Don't miss the opportunity to make this extraordinary property your forever home!