



**272210 Range Road 291 NE
Airdrie, Alberta**

MLS # A2284326

\$3,299,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,505 sq.ft.	Age: 1993 (33 yrs old)
Beds:	4	Baths: 3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage	
Lot Size:	40.06 Acres	
Lot Feat:	Farm, Many Trees, Pasture, Rectangular Lot, Views	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Paid
Features:	Vaulted Ceiling(s)		

Inclusions: Cabin at back of property for sale.

40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and across from 185 acre Airdrie Regional Park and Croxford Estates. Permitted uses, Dwelling Garden Suite and other Permitted + Discretionary uses. Opportunity knocks! Panoramic West Views! 660 foot frontage onto paved Range Road 291 (future Airdrie main route). Ideal for home business (by permit), mini ranch or variety of permitted Garden Suite and discretionary uses. Features a 1,505 sq.ft. fully developed bungalow with heated oversize attached garage. Bright open plan with a spacious great room with vaulted ceiling and fireplace, formal dining area, and roomy kitchen with nook and covered deck access. Lower level is fully developed with bedroom, full bath, large den, and spacious living area. Includes major appliances and window coverings. Ideal for animals or home business with detached heated 28' x 30' shop with box stalls and 10' x 25' storage shop. Highway 2 north, east on Highway 567, north on paved Range Road 291. Cabin in back trees also for sale. GST may be applicable.