



281087 Range Road 13
Rural Rocky View County, Alberta

MLS # A2127266



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,826 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	39.75 Acres		
Lot Feat:	Other		

Heating:	Baseboard, Boiler	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Other, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	9-28-1-W5
Exterior:	Aluminum Siding , Cedar	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: additional fridge, freezer and stove in the basement

AMAZING OPPORTUNITY SW of Crossfield and minutes from Airdrie! This stunning 39.75 acre +/- property has MOUNTAIN VIEWS to the WEST and UNOBSTRUCTED VIEWS to the East! Nicely set up for horses, the property is fenced and crossed fenced, has 4 auto-waterers, a 32 x 48 barn, many shelters, and hay storage. Upon entering this sprawling 1,826 sq ft bungalow, you are greeted by a large foyer with a hall to the left where you will find 4 BEDROOMS - one of which is the primary with a great-sized WALK-IN CLOSET. The U-Shaped kitchen offers ample cabinet and counter space, a large eating area, and an additional FORMAL DINING room with lots of space for a huge dining table and your china cabinet. The STUNNING octagon shaped living room is highlighted by a stone-covered wood fireplace and many large, West-facing windows. The lower level is partially developed but offers a full bathroom, a small kitchenette area, and the rest awaiting your development ideas. The yard is beautifully maintained including flower beds with perennials. This property has an EXCELLENT WELL! There is also an additional 32 x 48 Quonset. Don't miss out on this amazing opportunity call today to view!