



**29 Buffalo Rub Place NW
Airdrie, Alberta**

MLS # A2127758



\$1,469,900

Division:	Buffalo Rub		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,019 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	5.76 Acres		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Few Trees, Garden, No Ne		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RR-4
Foundation:	Wood	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

PRIDE OF OWNERSHIP, THIS STUNNING HOME HAS BEEN RENOVATED TOP TO BOTTOM. LOCATED ON A GENEROUS 5.76 ACRES WITHIN AIRDRIE CITY LIMITS. ENJOY ACREAGE LIVING RIGHT INSIDE THE CITY. THIS FULLY FINISHED TWO STOREY WALKOUT HOME HAS OVER 4500 SQFT OF LIVING SPACE WHICH ALSO INCLUDES THE WALKOUT BASEMENT. AS YOU ENTER THE HOME THERE IS A NICE SIZED FOYER WITH PORCELAIN TILES. THE OFFICE IS TO THE RIGHT AND THE FORMAL DINING ROOM WITH A CHANDALIER TO THE LEFT. THE FORMAL LIVING ROOM HAS A GAS FIREPLACE W/MANTLE AND STONE SURROUND. THE GORGEOUS KITCHEN HAS A LARGE ISLAND AND IS THE CENTER PIECE OVERLOOKING THE NOOK AND VERY SPACIOUS FAMILY ROOM WHICH ALSO HAS A GAS FIREPLACE SURROUNDED BY CUSTOM WOODWORK. THE MAIN FLOOR ROUNDS OFF WITH A THREE-PIECE BATHROOM AND A LAUDRY. THE UPPER FLOOR HAS A HUMUNGOUS PRIMARY BEDROOM WITH A SPA LIKE 5 PIECE ENSUITE WITH BREATHTAKING VIEWS OF THE CITY. ADDITIONAL TWO BEDROOMS WITH A JACK AND JILL 5 PIECE ENSUITE COMPLETE THE UPPER FLOOR. THE BASEMENT IS AGAIN A TREAT FOR ALL YOUR ADDITIONAL ENTERTAINING WITH A FOURTH BEDROOM, A HUGE GAMES ROOM/ RECREATION ROOM AGAIN WITH THE THIRD FIREPLACE AND ROUGHED IN PLUMBING FOR A FUTURE WET BAR, THERE IS AN ADDITIONAL THREE-PIECE BATHROOM AND A LARGE STORAGE ROOM FOR ALL YOUR EXTRA GOODIES. THE WALKOUT BASEMENT ENTERS ON TO A BEAUTIFUL POURED CONCRETE PATIO WITH A FIRE PIT AND OVER LOOKS THE CUSTOM BASKTBALL

COURT. THE TRIPLE ATTACHED HEATED/INSULATED GARAGE IS SPACIOUS AND THERE IS ALSO A DETACHED HEATED TRIPLE GARAGE/SHOP WHICH IS RENTED FOR \$1700.00 PER MONTH FOR ADDITIONAL INCOME. THIS HOME HAS A GORGEOUS CLAY TILE ROOF ADDING CHARACTER TO THE HOME. TWO WELLS WITH 12 GPM CAPACITY. THIS PROPERTY IS CLOSE TO ALL AMENITIES AND WITHIN 15 MINUTES OF CROSSIRON MILLS MALL, 5 MINUTES TO THE SUPERSTORE. CLOSE TO SCHOOLS AND PUBLIC SERVICES IN AIRDRIE. CALL FOR YOUR PRIVATE VIEWING TODAY.