



271214 Range Road 13 NW
Airdrie, Alberta

MLS # A2133652



\$1,290,000

Division:	Buffalo Rub		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,958 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Electric Gate, Gated		
Lot Size:	5.45 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	RR-4
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Carpets in basement and stairs		

Welcome to your dream home nestled in the heart of the countryside, just 5 minutes from Airdrie. Here, serenity meets functionality in a well-maintained property that blends privacy, convenience, and modern amenities perfectly. Imagine waking up to the sounds of nature with the flexibility to indulge your agricultural passions—whether it's keeping a couple of horses or raising chickens. This fully fenced property features three separate yards and a dedicated dog run, making it an ideal haven for animal lovers. Accessing your 5.46-acre slice of paradise is a breeze through oversized gates. Enjoy the added seclusion provided by privacy screening around the backyard. The landscape is adorned with mature trees, professionally maintained and partially irrigated, ensuring lush trees all summer long. Recent upgrades include a newer roof and stucco from 2014, along with a fully renovated exterior front that boasts new siding, a stone facade by the garage, a welcoming front porch with new railings, and new back deck stairs. The driveway, freshly resealed in 2022, adds a touch of elegance and durability. For the green thumb, this property is a gardener's paradise. Two large veggie gardens, multiple garden beds, a firepit, and a small pond with a recirculating stream offer endless opportunities for outdoor enjoyment. And with ample room for RV storage, you'll never run out of space for your toys and tools. The utilities are top-notch: the water well has been tested, and the home boasts two new hot water tanks, a new filtration system, and a new pressure system. The new electrical panel, energy-efficient pot lights, and outlets were all installed by a licensed electrician. Plus, the property is wired for hot tub installation with a separate panel ready to go. Inside, all Poly-B water lines have been replaced, and air conditioning keeps the home

comfortable on hot days. The basement has been completely remodeled, featuring a new gas fireplace to keep it cozy on cold days. The insulated sunroom, equipped with its own furnace, offers a perfect spot for year-round relaxation. Step outside to the back deck, where a gas line connection awaits your BBQ, and a covered gazebo with glass railings provides a stylish space for entertaining or unwinding. The backyard gazebo has been restructured and includes a cement pad ready for a hot tub, with all the necessary electrical work already permitted and completed. The kitchen is a chef's delight, featuring granite countertops. The main floor laundry room adds to the home's convenience. Recent updates include all new windows and a front door upstairs, replaced between 2021 and 2022, and skylights replaced in 2022. The basement windows also feature newer inserts. A large heated two-car garage provides ample space for parking and storage. This property isn't just a house; it's a lifestyle. Enjoy the peace and tranquility of rural living with all the modern conveniences you need.