



**271236 Range Road 13 NW  
Airdrie, Alberta**

**MLS # A2139613**



**\$1,600,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Buffalo Rub                      |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,542 sq.ft.                     | <b>Age:</b>   | 1995 (29 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 21.43 Acres                      |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot                  |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Suite, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | RR-2 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance              |                   |      |

**Inclusions:** none

21.43 ACRES WITH WALKOUT LARGE BUNGALOW.MAIN FLOOR LIVING AND DINING COMBO,FAMILY ROOM WITH FIREPLACE AND MAN DOOR TO THE DECK,MAIN FLOOR LAUNDRY,MASTER BEDROOM WITH 3 PCE EN SUITE BATH,SECOND BEDROOM WITH COMMON BATHROOM AND DEN.WALKOUT BASEMENT IS DEVELOPED WITH ONE BEDROOM ILLEGAL SUITE,THERE IS ROOM FOR THE SECOND BEDROOM AND FRONT DOUBLE ATTACHED GARAGE,CURRENTLY RENTED FOR \$3000.00 AND TENANTS WANTS TO STAY.