



GRASSROOTS
REALTY GROUP

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274161 range road 13
Rural Rocky View County, Alberta

MLS # A2202860



\$7,000,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,251 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	55.00 Acres		
Lot Feat:	Front Yard, No Neighbours Behind, Open Lot		

Heating:	Central	Water:	Other
Floors:	Carpet, Laminate, Linoleum	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-27-1-W5
Exterior:	Stone, Vinyl Siding	Zoning:	RF2
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Features:	Storage		

Inclusions: NEGOTIABLE

55 acres on the edge of Airdrie , Great for investors ,with incredible views! Great family operation, with raised 6 bedroom bungalow with walk-out and oversize double attached garage. 40x60 shop/barn with power. (exclude all steel shelving units). Property is well setup for horses and raising kids and dogs. Large fenced turn out for dogs. The home is upgraded and has a Main floor kitchen as well. there is a makeup air unit under front deck for heat and A/C! Come have a look!