



THE
A-TEAM

**RE/MAX
FIRST**

272210 RANGE ROAD 291 , Airdrie T4A 2V7

MLS® #: **A2081360**

Area: **NONE**

Listing Date: **10/23/23**

List Price: **\$3,299,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Airdrie

Year Built:

1993

Lot Information

Lot Sz Ar:

1,742,400 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,505

Low Sqft:

Ttl Sqft:

1,505

DOM

207

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Farm,Many Trees,Pasture,Rectangular Lot,Views

Double Garage Attached,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Vaulted Ceiling(s)

Utilities:

Natural Gas Paid,Electricity Connected,Electricity Paid For,Natural Gas Connected,Phone Connected,Phone Paid For,Satellite Internet Available,Underground Utilities

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	19`5" x 13`5"	Living Room	Main	16`10" x 15`0"
Bedroom - Primary	Main	13`8" x 13`3"	Bedroom	Main	12`4" x 10`0"
Bedroom	Main	11`8" x 9`0"	Bedroom	Lower	13`7" x 12`4"
Laundry	Main	10`0" x 7`3"	Family Room	Lower	20`6" x 23`2"
Game Room	Lower	15`8" x 15`10"	4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main		4pc Bathroom	Lower	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

9310994

AG

Remarks

Pub Rmks: Opportunity knocks! 40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and across from future 185 acre Airdrie Regional Park and Croxford Estates. Panoramic West Views! 660 foot frontage onto paved Range Road 291 (future Airdrie main route). Ideal for home business (by permit), mini ranch or variety of permitted and discretionary uses. Features a 1,505 sq.ft. fully developed bungalow with heated oversize attached garage. Bright open plan with a spacious great room with vaulted ceiling and fireplace, formal dining area, and roomy kitchen with nook and covered deck access. Lower level is fully developed with bedroom, full bath, large den, and spacious living area. Includes major appliances and window coverings. Ideal for animals or home business with detached heated 28' x 30' shop with box stalls and 10' x 25' storage shop. Highway 2 north, east on Highway 567, north on paved Range Road 291. Seller will consider staying as tenant at Buyer's option and will also consider VTB options. Cabin in back trees also for sale. GST Applicable.

Inclusions: Hot tub "as is". Cabin at back of property available for sale.

Property Listed By: LEGACY REAL ESTATE SERVICES

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



8.5.33 AG, General Agriculture District		
Purpose and Intent The purpose and intent of this District is to provide for agricultural activities as the primary land use on large parcels of lands remaining as a full quarter section or the balance of lands from a previous subdivision.		
	Permitted Land Uses	Discretionary Land Uses
	Accessory Building	Agricultural Operation, Major
	Agricultural Operation, General	Animal Service, General
	Agricultural Operation, Limited	Animal Service, Limited
	Dwelling, Garage Suite	Animal Service, Major
	Dwelling, Garden Suite	Bed & Breakfast
	Dwelling, Secondary Suite	Community Service Facility
	Dwelling, Single Detached	Farmers Market
	Government Service	Garden Centre
	Home Business, Limited	Greenhouse
		Home Business, General
		Home Business, Major
		Manufactured Home
		Supportive Housing, Limited
		Supportive Housing, General
		Temporary Event
Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.		







