



THE
A-TEAM

**RE/MAX
FIRST**

271196 RANGE ROAD 13 , Airdrie T4B0B8

MLS®#: **A2132798**

Area: **Buffalo Rub**

Listing Date: **05/16/24**

List Price: **\$1,285,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1993**
Lot Information
Lot Sz Ar: **143,313 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,500**
Low Sqft:
Ttl Sqft: **2,500**

DOM

43
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **5**

Access:

Lot Feat:

Park Feat:

**Back Yard, Front Yard, Lawn, Garden, Private, Treed
Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Paved, RV Access/Parking, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden, Playground, Private Entrance, Private Yard, Storage**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`8" x 5`8"
Dining Room	Main	17`1" x 11`6"
Foyer	Main	7`5" x 8`4"
Mud Room	Main	7`0" x 8`10"
Bedroom	Main	12`3" x 12`2"
5pc Bathroom	Upper	12`4" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	13`6" x 9`0"
Family Room	Main	14`0" x 14`0"
Kitchen	Main	14`3" x 10`4"
Living Room	Main	13`2" x 15`8"
4pc Ensuite bath	Upper	9`10" x 11`8"
Bedroom	Upper	10`0" x 11`0"

Bedroom
Bedroom - Primary
Hobby Room
Laundry

Upper
Upper
Basement
Basement

13`4" x 9`11"
13`1" x 15`0"
15`5" x 13`6"
8`10" x 11`7"

Bedroom
4pc Bathroom
Kitchenette
Game Room

Upper
Basement
Basement
Basement

16`0" x 15`4"
9`2" x 5`1"
12`6" x 6`0"
12`2" x 30`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212092

Zoning:
RR-4

Remarks

Pub Rmks:

Welcome to Airdrie - country living with city convenience. As you arrive, you'll be greeted by a stunning two-story home on 3.2 acres within city limits. The property includes a triple detached garage, providing ample space for your vehicles and hobbies, in addition to the double attached garage for everyday convenience. Inside, the main floor features a traditional layout, including a formal living room and dining room. The heart of this home is undoubtedly the custom kitchen, adorned with solid wood cabinets, granite countertops, and top-of-the-line stainless steel appliances. A walk-in pantry ensures you have plenty of storage. Enjoy your morning coffee in the cozy breakfast nook, overlooking the gorgeous backyard. Adjacent to the kitchen, a sunken living room invites you to unwind by the gas fireplace, creating a warm and inviting atmosphere. Off the living room is a home office that could also function as an additional bedroom, along with a convenient two-piece bathroom and a custom mudroom with a sink, situated just off the garage. Up the curved staircase with skylights above, you'll discover four bedrooms, including the primary bedroom with a walk-in closet and a separate wardrobe and hidden storage. The five-piece bathroom is shared for upstairs while you get your own personal ensuite with a corner shower and a jetted tub. The fully finished basement features a spacious entertainment rec room equipped with a wet bar and ample cabinet space. It's the perfect spot for family movie nights and hosting friends. Additionally, you'll find a well-appointed four-piece bathroom, a cold room, and a hobby room, plus a SEPERATE ENTRY COVERED WALK UP that gives the basement easy and private access. Now, let's talk about the outdoor space. Your backyard is complete with a playground, fire pit area, and an entertainment zone where you can host barbecues and soak in your hot tub. The mature trees provide natural privacy, and there's plenty of storage for your RV, boats, and all your toys. Don't miss the opportunity to make this extraordinary property your forever home!

Inclusions:
Property Listed By:

N/A
RE/MAX Rocky View Real Estate

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













271196 13 Rge Rd NW, Airdrie, AB

Main Building: Total Exterior Area Above Grade 2900.36 sq ft



Main Floor
Exterior Area 1300.28 sq ft

Upper Floor
Exterior Area 1200.07 sq ft

Basement (Below Grade)
Exterior Area 1229.74 sq ft

0 7 14 m

PREPARED: 2023/10/04

White regions are included from total floor area in KUCICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

