



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 BUFFALO RUB Place, Airdrie T4B 0B7**

MLS® #: **A2134751**

Area: **Buffalo Rub**

Listing Date: **05/30/24**

List Price: **\$1,280,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$100k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1991**  
Lot Information  
Lot Sz Ar: **144,184 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,734**  
Low Sqft:  
Ttl Sqft: **1,734**

DOM

**31**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:  
Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Paved,Private,Views,Waterfall**  
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Oversized,Paved,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,Forced Air**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Dry Bar,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage**  
Utilities: **Electricity Available,Natural Gas Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>12`5" x 9`7"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>12`5" x 7`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 13`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`0" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`1" x 13`0"</b>

<b>Living Room</b>	<b>Main</b>	<b>19`1" x 14`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>14`10" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`5" x 17`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`3" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 15`8"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`2" x 7`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`9" x 10`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>17`11" x 18`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`8" x 13`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`4" x 13`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`11" x 25`8"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **RR-4**  
 Legal Desc: **9111666**

Remarks

Pub Rmks: **It doesn't get much better than this... An immaculate WALKOUT BUNGALOW situated on 3.31 acres, within the City of Airdrie. Boasting nearly 3,000 square feet of meticulously maintained, updated space, and an expansive 23' x 27' attached Garage. You're welcomed inside by rich hardwood floors and a bright, open layout. The well appointed Kitchen features granite counters, full height cabinets with crown molding, stainless steel appliances, and an L-shaped Island with space to seat five. The adjacent Family Room is a cozy place to unwind, or step out onto the massive 2-tiered deck to enjoy the views of the professionally landscaped yard and vast countryside! The yard offers beautiful mature trees, gorgeous rock gardens and a rope swing. The master retreat offers a custom wall of closets, and an updated 3-pc ensuite with granite counters and separate make up area with built in bureau. The spacious 2nd Bedroom features a cute window seat and views of the waterfall, and is adjacent to the 3pc bathroom hosting deep soaker tub with westerly views. The dining room has room for large family dinners, and steps out to the back two tiered deck with custom cedar pergola. The sunken Living Room is encased in windows to enjoy the beautiful sunrise. The FULLY FINISHED WALKOUT BASEMENT is complete with 2 bedrooms, a large 4-pc bathroom, and a lower Family room with a corner gas fireplace. The Recreation Room is spacious and hosts a versatile built in desk or dry bar. The laundry Room and utility room are complete with cabinets for extra storage needs. The mud room with double pantry, sink, built in bench & freezer with optional washer/dryer capability roughed in. The garage is complete with freshly painted floor, custom cedar feature walls, and 12' ceilings. You will appreciate the serenity and privacy of the lush yard, spacious outdoor decks and patio areas, stunning garden beds and creative landscaping that includes a babbling brook water feature, a fantastic brick FIRE PIT area with built-in wood benches perfect for entertaining family and friends. There is plenty of space for recreation including for your RV/boat or enjoying the 200' zipline. Nestled on a cul-de-sac in the highly desirable community of Buffalo Rub, known for its lovely neighbours and close proximity to the thriving businesses and amenities Airdrie has to offer. Don't miss your opportunity to own a piece of paradise. Book your private showing today!**

Inclusions: **Vacuum System & All Attachments "as is", Original Water Distiller for Kitchen Sink & Fridge, Mud Room Freezer, Attached White Garage Shelving, Underground sprinklers from the house to the road**  
 Property Listed By: **RE/MAX First**

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























