

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

**MLS # A2225083**



**\$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 (30 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Laminate Counters		

**Inclusions:** Basement fridge, stove

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. Directions: FROM CALGARY TAKE DEERFOOT TRAIL TO AIRDRIE, LAST EXIT 567 GO WEST, AFTER YOU PASSED 24 STREET, NEXT LEFT IS RANGE ROAD 13 AND FIRST DRIVEWAY LEFT, FOLLOW THE GRAVEL ROAD, THIS HOUSE IS ON THE BACK OF FRONT YELLOW HOUSE. Please respect the tenants rights.