

**274161 range road 13**  
**Rural Rocky View County, Alberta**

**MLS # A2202860**



**\$7,000,000**

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

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