



**GRASSROOTS**  
REALTY GROUP

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270165 Range Road 291 SE  
Airdrie, Alberta

MLS # A2296059



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Carport, Heated Garage, Off Street, Oversized, Plug-In, Q		
<b>Lot Size:</b>	2.13 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Call Seller Directly. 2 Fridges included.

Click brochure link for more details. Beautiful urban acreage less than 3 minutes from all amenities. Fully fenced property with powered remote gate at entrance for privacy & security. Has a beautiful newer modular home that is 1600 sqft (including the boot room). 3 bedrooms with 2 full bathrooms. Fully modernized with new flooring, paint, kitchen, both bathrooms, new furnace, new a/c unit, new roof 2017, new hot water tank 2017, large newer deck, windows all new and upgraded to 3 pane. Big fully completed shop built 2016/17. 36 x 60 with 16' ceilings, higher end appliances, extra fridge, extra freezer w/ washer dryer, fully heated, full bathroom, full water system, 200 amp service, LED lighting, large air compressor with air lines run throughout, welding plug, 10,000 lb. hoist with 2 rolling jacks, floor drain, cold storage room, upper storage mezzanine with a flex room for office or ? 1x 20' seacan, 1 x 40' seacan, 1 x 40' seacan with roof and walls creating an amazing carport, recycled asphalt for roadways, large garden with water hookups and a greenhouse. Entire property professionally landscaped. Rear of shop 2 fuel tanks with electric pumps. Water shed with a very high end water filtration system and large septic system enough for a family of 6 will be pumped prior to possession of new owner. Well produces 6.5 - 7 gallons per minute. maintenance of the property has been well planned to make it quick and easy, mature trees, lilacs, saskatoon bushes and raspberries. This location is extremely hard to come by with what you get to raise a family and pets is unbeatable while having the convenience to everything just like living in the city, but not. The modular is on cement pilings and if you decide to build a home eventually, live in the modular and when you are done building sell it off recoup a large chunk from your initial investment. The building spot for a home would

give an amazing view of the mountains. This property has low cost of living, peace and quiet and low property tax.