



GRASSROOTS
REALTY GROUP

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272210 Range Road 291 NE
Airdrie, Alberta

MLS # A2343710

\$3,290,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,505 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	40.06 Acres		
Lot Feat:	Farm, Many Trees, Pasture, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Vaulted Ceiling(s)		

Inclusions: Cabin at the back of the property is for sale.

40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and future development potential, and across from 185 acre Airdrie Regional Park and Croxford Estates. Recent approved DP for dog kennel (not operational). Opportunity knocks! Panoramic West Views! 660 foot frontage onto paved Range Road 291 (future Airdrie main route). Ideal for home business (by permit), mini ranch or variety of permitted and discretionary uses. Features a 1,505 sq.ft. fully developed bungalow with heated oversize attached garage. Bright open plan with a spacious great room with vaulted ceiling and fireplace, formal dining area, and roomy kitchen with nook and covered deck access. Lower level is fully developed with bedroom, full bath, large den, and spacious living area. Includes major appliances and window coverings. Ideal for dog kennel, animals or home business with detached heated 28' x 30' shop with box stalls and 10' x 25' storage shop. Highway 2 north, east on Highway 567, north on paved Range Road 291. Cabin in back trees also for sale. GST may be applicable.