



**MLS®-A1025475 - 271152 Range Road 13 Range -
\$1,049,900**



Province
Alberta

Price
\$1,049,900

Want more space to work from home, garden, have a backyard that your kids can really play in, have multi-generation living spaces but close to urban amenities? YOU CAN HAVE IT ALL... country acreage



[Kelly McKelvie](#)
Royal LePage Benchmark
kelly@themckelviigroup.com
P: 403-247-9988
M: 403-247-9988

living within the city limits of Airdrie. Fabulous 4 acre parcel located on the western edge of the city just minutes from shopping, restaurants, coffee shops, pubs, arenas, golf and quick south access to Calgary. This 4 bedroom 2-storey family home has incredible mountain views through the large west facing windows and the west side deck. Take in both early morning sunrises from your front porch and the incredible Alberta Sunsets from your west facing deck. The main floor greets you with a wide open staircase to the upper level; bright kitchen with granite counters, pastry island with eating bar, stainless steel appliances, corner pantry and casual dining area; family room has cozy gas fireplace and built ins; formal dining room; front flex room; main floor laundry room; 2 piece bathroom and a large office with excellent high-speed internet via TELUS LTE. Upper level has a beautiful master bedroom with open style spa bath, makeup table, separate 3 piece bathroom and walk-in closet; 3 additional bedrooms and 4 piece bathroom with Jack and Jill sinks. Fully developed walk-out basement with dry bar and large family recreation room for games, exercise room and 3 piece bathroom. Outside you can enjoy an over-sized double attached garage, massive playground structure, storage sheds, toboggan hill, leveled area to build a shop/barn/greenhouse and school bus shelter/chalet. It is partially fenced and has lots of space for small scale agricultural or garden pursuits - horses are allowed. Many recent renovations and upgrades including all new windows (2020), basement doors (2020), window casings (2020), painted (2019), kitchen & bathroom cabinets painted (2019/2020), new hot water tank (2020), new blinds (2019), new ceiling fan/light in kitchen (2020), all new door knobs/hinges (2020). Basement can easily be converted to a mother-in law room for multi-generational living. The best of both worlds can be yours...Check out our virtual tour!



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