

# \$3,299,000 - 272210 Range Road 291 Ne, Airdrie

MLS® #A2246109

**\$3,299,000**

4 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 40.06 Acres

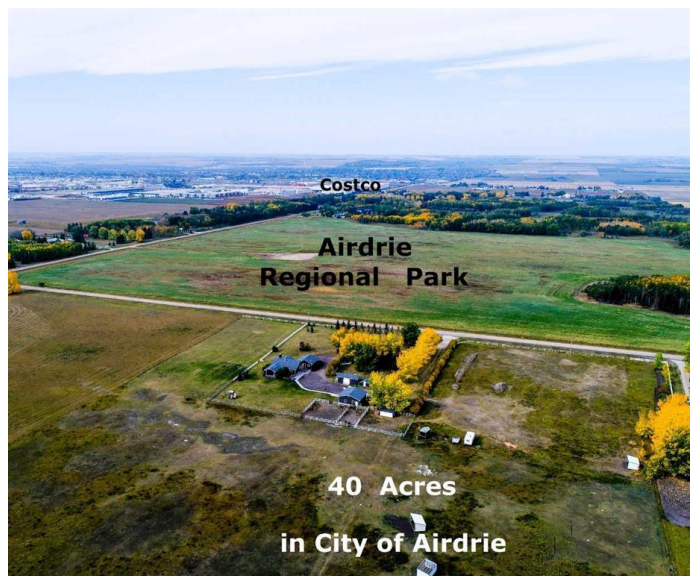
NONE, Airdrie, Alberta

Opportunity knocks! 40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and across from future 185 acre Airdrie Regional Park and Croxford Estates. 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 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.

Built in 1993

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2246109    |
| Price     | \$3,299,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,505                            |
| Acres          | 40.06                            |
| Year Built     | 1993                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 272210 Range Road 291 Ne |
| Subdivision | NONE                     |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4A 2V7                  |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Connected, Phone Paid For, Satellite Internet Available, Underground Utilities |
| Parking Spaces | 8                                                                                                                                                                          |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage                                                                                                                  |
| # of Garages   | 2                                                                                                                                                                          |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                           |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas, Living Room, Mantle                                                     |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Many Trees, Rectangular Lot, Views, Farm, Pasture |
| Roof            | Asphalt                                           |
| Construction    | Brick, Vinyl Siding, Wood Frame                   |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | AG               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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