

# \$1,600,000 - 271236 Range Road 13 Nw, Airdrie

---

MLS® #A2225083

**\$1,600,000**

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 21.43 Acres

Buffalo Rub, Airdrie, Alberta

21.43 ACRES WITH WALKOUT LARGE BUNGALOW.MAIN FLOOR LIVING AND DINING COMBO,FAMILY ROOM WITH FIREPLACE AND MAN DOOR TO THE DECK,MAIN FLOOR LAUNDRY,MASTER BEDROOM WITH 3 PCE EN SUITE BATH,SECOND BEDROOM WITH COMMON BATHROOM AND DEN.WALKOUT BASEMENT IS DEVELOPED WITH ONE BEDROOM ILLEGAL SUITE,THERE IS ROOM FOR THE SECOND BEDROOM AND FRONT DOUBLE ATTACHED GARAGE,CURRENTLY RENTED FOR \$3000.00 AND TENANTS WANTS TO STAY. Directions: FROM CALGARY TAKE DEERFOOT TRAIL TO AIRDRIE,LAST EXIT 567 GO WEST,AFTER YOU PASSED 24 STREET,NEXT LEFT IS RANGE ROAD 13 AND FIRST DRIVEWAY LEFT,FOLLOW THE GRAVEL ROAD,THIS HOUSE IS ON THE BACK OF FRONT YELLOW HOUSE.Please respect the tenants rights.

Built in 1995

## Essential Information

MLS® #	A2225083
Price	\$1,600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,542





Acres	21.43
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Res
Status	Active

### Community Information

Address	271236 Range Road 13 Nw
Subdivision	Buffalo Rub
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4A4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

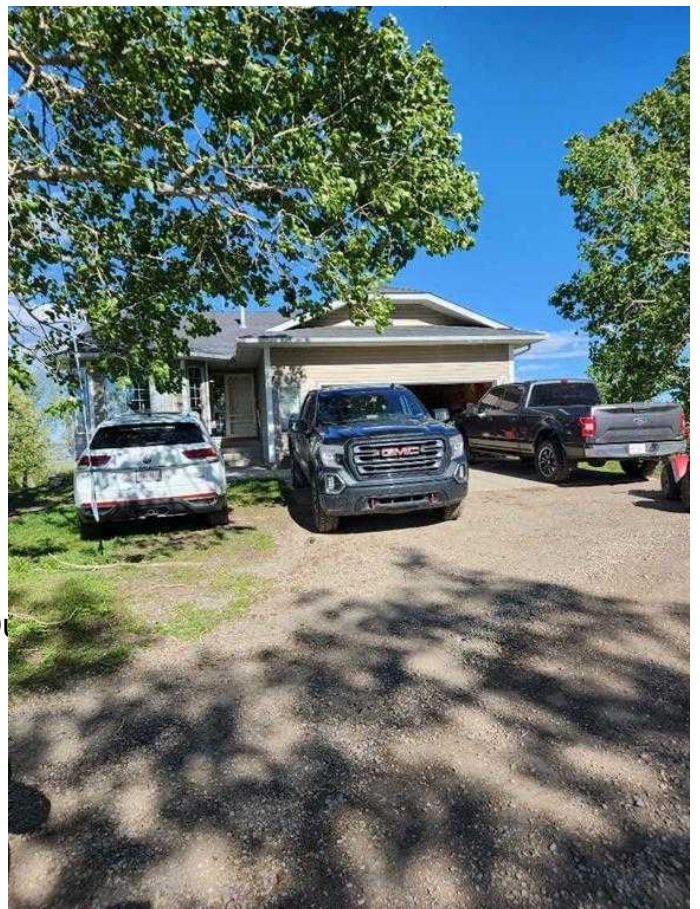
### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information



Date Listed May 28th, 2025

Days on Market 48

Zoning RR-2

### **Listing Details**

Listing Office MaxValue Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.