

\$1,285,000 - 271196 Range Road 13 Nw, Airdrie

MLS® #A2260536

\$1,285,000

5 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 3.29 Acres

NONE, Airdrie, Alberta

Welcome to Airdrie - country living with city convenience. As you arrive, you'll be greeted by a stunning two-story home on 3.2 acres within city limits. The property includes a triple detached garage, providing ample space for your vehicles and hobbies, in addition to the double attached garage for everyday convenience. Inside, the main floor features a traditional layout, including a formal living room and dining room. The heart of this home is undoubtedly the custom kitchen, adorned with solid wood cabinets, granite countertops, and top-of-the-line stainless steel appliances. A walk-in pantry ensures you have plenty of storage. Enjoy your morning coffee in the cozy breakfast nook, overlooking the gorgeous backyard. Adjacent to the kitchen, a sunken living room invites you to unwind by the gas fireplace, creating a warm and inviting atmosphere. Off the living room is a home office that could also function as an additional bedroom, along with a convenient two-piece bathroom and a custom mudroom with a sink, situated just off the garage. Up the curved staircase with skylights above, you'll discover four bedrooms, including the primary bedroom with a walk-in closet and a separate wardrobe and hidden storage. The five-piece bathroom is shared for upstairs while you get your own personal ensuite with a corner shower and a jetted tub. The fully finished basement features a spacious entertainment rec room equipped with a wet bar and ample cabinet space. It's the perfect spot for



family movie nights and hosting friends. Additionally, you'll find a well-appointed four-piece bathroom, a cold room, and a hobby room, plus a SEPERATE ENTRY COVERED WALK UP that gives the basement easy and private access. Now, let's talk about the outdoor space. Your backyard is complete with a playground, fire pit area, and an entertainment zone where you can host barbecues and soak in your hot tub. The mature trees provide natural privacy, and there's plenty of storage for your RV, boats, and all your toys. Don't miss the opportunity to make this extraordinary property your forever home!

Built in 1993

Essential Information

MLS® #	A2260536
Price	\$1,285,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	3.29
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	271196 Range Road 13 Nw
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B0B8

Amenities

Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, Paved, Triple Garage Detached
# of Garages	5

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage, Playground
Lot Description	Back Yard, Front Yard, Garden, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	43
Zoning	RR-4

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.