

**291082 Township Road 270 SE**  
**Airdrie, Alberta**

**MLS # A2228911**



**\$1,325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	4.89 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Control 4 AV setup with three in-wall drywall speakers, three TV's with wall mounts, murphy bed with mattress, three rain barrels, firepit, three Ring cameras, Gemstone lights in sunroom, garage fridge, black and brown cabinets in attached garage, greenhouse, garden boxes, kids swing set.

Discover your own private oasis in the City of Airdrie with this exceptional 4.89-acre property that seamlessly blends serene country living with the conveniences of the city. Nestled in a prime, quiet location, this master-planned estate is just steps away from parks, pathways, schools, shopping, and offers easy access to major travel routes. This unique property provides the charm of a mature acreage while keeping you connected to urban amenities. The picturesque landscape is truly breathtaking and must be seen to be fully appreciated. For animal lovers, the property is zoned to allow farm animals and features a fully fenced pasture (page wire) complete with a shelter and shed, making it ideal for equestrian or hobby farming pursuits. The meticulously maintained, fully developed, walkout bungalow is designed to impress. With an open-concept layout, the home is bright, spacious, and has been thoughtfully updated over the years. It features four bedrooms, three full bathrooms, and a stunning, three season sunroom that brings the outdoors in. Additionally, there is a heated, double attached garage and a separate heated, double detached garage, providing ample space for storage or work projects. This property is perfect for entertaining, with plenty of space for memorable summer BBQs, campfires, and family events. Whether hosting friends or enjoying peaceful evenings under the stars, this home offers endless opportunities for relaxation and enjoyment. Properties of this caliber are rare. Don't miss your chance to own this extraordinary oasis on the east end of Airdrie. Schedule your private viewing today to experience everything this one-of-a-kind acreage has to offer!