

**272210 Range Road 291 NE**  
**Airdrie, Alberta**

**MLS # A2190749**



**\$3,299,000**

**Division:** Airdrie

**Lot Size:** 40.06 Acres

**Lot Feat:** Landscaped, Rectangular Lot, Treed

**By Town:** -

**LLD:** -

**Zoning:** AG

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Utilities:** -

Opportunity knocks! 40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and across from 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 (AG, General Ag District land use). 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. Cabin in back trees also for sale. On paved RR 291 with quick access to Highway 567/Veterans Blvd and QE II.