# \$2,499,999 - 264201 Range Road 12 Sw, Airdrie

MLS® #A2232247

#### \$2,499,999

3 Bedroom, 4.00 Bathroom, 2,124 sqft Residential on 4.64 Acres

NONE, Airdrie, Alberta

Excellent investment 4.64 Acres located in the fast growing city of Airdrie. Property is designated residential in an approved Community Area Structure Plan (CASP). The city wants multi family on the property with potential TOWNHOMES, APARTMENTS or possible MIXED USE. Close proximity to future High School and Rec Center to be constructed east of the property on Mattamy owned lands. House has an office on Main as well den and porch room ( not included in the main floor area measurement) not heated. Basement fully developed with 2 BR's 3 piece bath storage and large open lounging area with bar. Qualico currently adjacent to the property with Mattamy directly east on 24 St. currently being rough graded.

Built in 1985

#### **Essential Information**

MLS® # A2232247
Price \$2,499,999

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,124

Acres 4.64

Year Built 1985

Type Residential







Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 264201 Range Road 12 Sw

Subdivision NONE
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 2Z8

## **Amenities**

Parking Spaces 8

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features None

Lot Description Landscaped, Private

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 18th, 2025

Days on Market 119

Zoning RR-4

## **Listing Details**

Listing Office Royal LePage METRO

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