

# \$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 | 121             |

Zoning

RR-4

## **Listing Details**

Listing Office

Royal LePage METRO

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