

# \$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, Microwave, Oven, Refrigerator, Washer/Dryer, Electric Cooktop
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	70

Zoning

RR-4

## **Listing Details**

Listing Office

Royal LePage METRO

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.