

# \$1,280,000 - 80 Buffalo Rub Place Nw, Airdrie

MLS® #A2134751

**\$1,280,000**

4 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 3.31 Acres

Buffalo Rub, Airdrie, Alberta

It doesn't get much better than this! An immaculate WALKOUT BUNGALOW situated on 3.31 acres, within the City of Airdrie. Boasting nearly 3,000 square feet of meticulously maintained, updated space, and an expansive 23' x 27' attached Garage. You're welcomed inside by rich hardwood floors and a bright, open layout. The well appointed Kitchen features granite counters, full height cabinets with crown molding, stainless steel appliances, and an L-shaped Island with space to seat five. The adjacent Family Room is a cozy place to unwind, or step out onto the massive 2-tiered deck to enjoy the views of the professionally landscaped yard and vast countryside! The yard offers beautiful mature trees, gorgeous rock gardens and a rope swing. The master retreat offers a custom wall of closets, and an updated 3-pc ensuite with granite counters and separate make up area with built in bureau. The spacious 2nd Bedroom features a cute window seat and views of the waterfall, and is adjacent to the 3pc bathroom hosting deep soaker tub with westerly views. The dining room has room for large family dinners, and steps out to the back two tiered deck with custom cedar pergola. The sunken Living Room is encased in windows to enjoy the beautiful sunrise. The FULLY FINISHED WALKOUT BASEMENT is complete with 2 bedrooms, a large 4-pc bathroom, and a lower Family room with a corner gas fireplace. The Recreation Room is spacious and hosts a



versatile built in desk or dry bar. The laundry Room and utility room are complete with cabinets for extra storage needs. The mud room with double pantry, sink, built in bench & freezer with optional washer/dryer capability roughed in. The garage is complete with freshly painted floor, custom cedar feature walls, and 12' ceilings. You will appreciate the serenity and privacy of the lush yard, spacious outdoor decks and patio areas, stunning garden beds and creative landscaping that includes a babbling brook water feature, a fantastic brick FIRE PIT area with built-in wood benches perfect for entertaining family and friends. There is plenty of space for recreation including for your RV/boat or enjoying the 200' zipline. Nestled on a cul-de-sac in the highly desirable community of Buffalo Rub, known for its lovely neighbours and close proximity to the thriving businesses and amenities Airdrie has to offer. Don't miss your opportunity to own a piece of paradise. Book your private showing today!

Built in 1991

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2134751                         |
| Price          | \$1,280,000                      |
| Sold Price     | \$1,220,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,734                            |
| Acres          | 3.31                             |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 80 Buffalo Rub Place Nw |
| Subdivision | Buffalo Rub             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 0B7                 |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available                                              |
| Parking Spaces | 6                                                                                         |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Oversized, Paved, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                                            |
| Heating           | High Efficiency, In Floor, Forced Air                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                       |
| Fireplaces        | Basement, Gas Log                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Walk-Out                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Lawn, Garden, Landscaped, Many Trees, Underground Sprinklers, Paved, Private, Views, Waterfall |
| Roof              | Asphalt Shingle                                                                                                                                                                          |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2024  |
| Date Sold      | July 12th, 2024 |
| Days on Market | 43              |

|          |      |
|----------|------|
| Zoning   | RR-4 |
| HOA Fees | 0.00 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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