



**GRASSROOTS**  
REALTY GROUP

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264250 Panorama Road  
Rural Rocky View County, Alberta

MLS # A2225283



**\$3,680,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,473 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Gravel Driveway, Triple Garage Attached		
Lot Size:	137.00 Acres		
Lot Feat:	Farm, Gentle Sloping, Landscaped, Lawn, Pasture, Views		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Drinking Water, Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer, Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	29-26-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	AG-Gen
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas, Electric
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)		
Inclusions:	TV Brackets on wall		

137 acres +/- with gorgeous views of Airdrie, Calgary, YYC, and those Beautiful Rocky Mountains! The property is located within 5 minutes of Airdrie and Calgary city Limits, and less than 10 minutes to X-Iron Mills. This custom-built Bungalow has all the trimmings of a fine home has to offer. Vaulted and high ceilings, top of the line Wolf Stainless Steel appliances, hardwood floors thru-out, large triple glazed windows, stucco exterior, open concept main floor with a beautiful and very functional sunroom with large windows and a see thru gas fireplace for those chiller days! The front of the house features a pergola style front entry and deck with radiant heater over-head, built-In out-door fireplace and BBQ area, perfect for entertaining, day or night! There are 2 other get away area's depending on the time of day or the mood of your company. There is a large mud room/laundry area for cleanup after a day in the yard or perfect pet area. This leads to the triple garage with a den above for a great office space or your guests get away, complete with views! The basement is partially developed with a large bedroom with its own 4 pc Ensuite bath, the balance of the basement is up to your creative ideas! The property is fenced and x-fenced for both horses and cattle, complete with 2 automatic watering bowls, and a horse shelter. Other out-buildings included are a large shed for all your lawn care equipment, a custom shelter for gatherings around the firepit, and a greenhouse that doubles as a get-a-way if you want some quiet time to read. I'm probably missing something, so book your appointment to view today!