



GRASSROOTS

REALTY GROUP

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33194 Twp Rd 284
Rural Rocky View County, Alberta

MLS # A2293807



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,362 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Heated Garage, Insulated, Outside, Oversized		
Lot Size:	43.30 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Gentle Sloping, Greenhouse		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Private Sewer, Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-28-3-W5
Exterior:	Stone, Vinyl Siding	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Paid
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

Inclusions: solar wind mill for pond as is condition, as Seller says it needs a little maintenance. so, no warranties implied or given.

43 Acres - Madden Acreage - FOR SALE! Located just west of Madden and just 30 minutes to Calgary! This property is a serious contender for those wanting a private, upgraded property with close commuting to all major routes and communities surrounding Calgary! This gem has great mature trees and yard, and a clean and well-maintained home. The 4000 plus sq. ft walkout bungalow offers features like 5 bedroom's, 4 baths, large mud room & laundry on the main, just off the triple attached heated garage! Vaulted ceilings, skylights, granite counter tops, modern appliances thru-out. This country home boasts of added bonuses, like Central Air Conditioning, additional laundry hook-ups downstairs, tons of storage in and out of the house. There is approx. 20 acres under cultivation, and easy to upgrade to your choice of hay. The pasture has a seasonal creek running thru it and a dugout(pond) was licensed for fish! This property has been part of the 100 year old family farm and was a purebred cattle operation at one time. So, there are remnants of old corrals and automatic livestock waterer's still in place. There are 2 water wells on the property, one for the house and the other for livestock (although not hooked up at this time). This would make an ideal horse operation or any kind of livestock facility. Come have a look as there's not many like this around today!