



**GRASSROOTS**  
REALTY GROUP

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**235027 Range Road 284**  
**Rural Rocky View County, Alberta**

**MLS # A2294572**



**\$2,299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	2,753 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-23-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s)

**Inclusions:** Gate, Hot Tub, Security Cameras

WELCOME to this INCREDIBLE 4 ACRE PROPERTY in ROCKY VIEW COUNTY feat. R-RUR ZONING &mdash; a PERFECT SETUP for a HOME-BASED BUSINESS OPERATION w/a SPACIOUS 4-Level Split Home offering 3,615.97 SQ FT of DEVELOPED LIVING SPACE, a MASSIVE HEATED SHOP, QUONSET, AMPLE GRAVEL PARKING, + EXCELLENT FUNCTIONAL SPACE for EQUIPMENT, STORAGE, TRADES, or SMALL BUSINESS USE &mdash; all while enjoying COUNTRY LIVING just MINS from CALGARY!!! We start w/AMAZING Curb Appeal as you drive down the PAVED Road, onto the PAVED Driveway. Stepping inside you are welcomed by a BRIGHT Foyer leading into the SPACIOUS Main Living Area. The COZY Living Room has Hardwood Flooring, OVERSIZED Windows + a BEAUTIFUL Wood Burning Rock Fireplace, creating the PERFECT atmosphere for relaxing after a long day or ENTERTAINING Family + Friends. The Dining Area is IDEAL for FAMILY dinners + HOLIDAY gatherings. The Kitchen is the &lsquo;HEART of the HOME&rsquo;; feat. a CENTRAL Island, Pantry Storage, Black Appliances incl/Built-In Oven + Cooktop, w/AMPLE Cabinetry + Prep Space. The OVERSIZED Windows frame the STUNNING MOUNTAIN VIEWS!!! The Entry Level offers a LARGE FAMILY ROOM ideal for an Office, HOBBY ROOM, HOME GYM, or CREATIVE STUDIO. The current Main Floor Office was converted from the original garage creating a SPACIOUS WORK-FROM-HOME AREA separate from the main living spaces. This level also feat. a Laundry Area, 3 pc Bath + access to the Single Attached Garage. Upstairs, the Primary Retreat is complete w/a WALK-IN Closet + PRIVATE 4 pc EN-SUITE, completing the level is a 3 pc Bath, the 2nd, 3rd, + 4th GENEROUS-SIZED Bedrooms. The DEVELOPED Basement adds even MORE

FUNCTIONAL Living Space w/a HUGE Recreation Room, Potential 5th Bedroom, Utility Area, + additional Crawl Space Storage. Step outside + EXPERIENCE everything this AMAZING Acreage has to offer!! The HUGE NEWER Deck + Patio Areas are PERFECT for Summer BBQs, relaxing in the HOT TUB, + enjoying the PEACEFUL Country surroundings. The property is GATED + FULLY FENCED, offering added PRIVACY, SECURITY, + functionality. For those needing WORKSHOP, STORAGE, or BUSINESS space &mdash; this property is LOADED w/VALUE!!! The MASSIVE 79' x 27' HEATED SHOP feat. a Wood Stove, non-operating Bathroom, 11' Overhead Door, Hoist, 200 AMP Power, + Mezzanine/Storage Areas, making it PERFECT for mechanics, fabrication, equipment storage, contractors, or HOME-BASED BUSINESS operations. EXPAND your operations w/the LARGE 45' x 26' QUONSET w/STORAGE LOFTS. Additional Storage Yard Space, a Crane + a GREENHOUSE add even MORE versatility to this INCREDIBLE property. UPDATE INCL: A/C + Furnace (2022), updated Electrical Panel (2022), New Pressure Tank, Roof on the Shop + Quonset (2023), Security Cameras, Newer Deck (2021), Newer Septic Field + Tank, + a STRONG WELL producing 5.5 GPM. Whether you are looking for more SPACE, a BUSINESS opportunity, or COUNTRY LIVING close to the CITY, this property offers LOCATION, FUNCTIONALITY + POTENTIAL that is HARD TO FIND!! BOOK your showing TODAY!!!