



250257 Conrich Road
Rural Rocky View County, Alberta

MLS # A2295149



\$1,649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,601 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Gravel Driveway, None, Other, Outside, Oversize		
Lot Size:	4.00 Acres		
Lot Feat:	Level, Private		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

This beautifully renovated bungalow offers the perfect blend of space, comfort, and convenience. Featuring 5 generously sized bedrooms — 3 on the main floor and 2 in the basement — along with 3 full 4-piece bathrooms, this home is ideal for families of all sizes. The bright and open main living area showcases stunning mountain views and is filled with natural light. The spacious kitchen features quartz countertops, stainless steel appliances, ample cabinetry, a large pantry, and charming French doors. The primary bedroom includes a walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms and another full bathroom complete the main level. The basement offers even more living space with 2 large bedrooms, a full bathroom, and a separate entrance. It is recently partially renovated, making it ideal for an extended family. Situated on 4 level acres, this property also includes a massive 3,288 sq. ft. workshop, perfect for storage, hobbies, a home business, or equipment. Conveniently located close to all amenities, with quick access to Stoney Trail and McKnight Boulevard, and only 5 minutes to city access, this property offers country living with city convenience.