



GRASSROOTS
REALTY GROUP

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273116 Grand Valley Road
Rural Rocky View County, Alberta

MLS # A2303509



\$1,595,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,722 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	20.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Low Maintenance Landscape, Pasture, Tr		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-27-5-W5
Exterior:	Composite Siding	Zoning:	AG Holdings
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Horse shelters, round pen, panels & water troughs.

This beautiful Victorian style 1 & 1/2 storey home was built in 1989 and sits on 20 acres with trees & pasture land. It was updated in 2012 with interlocking metal roof (with transferable 50 year warranty) and Hardy board siding in 2022 on both the house and detached triple garage. The covered deck wraps around most of the house. The large fenced in yard (1 acre) is perfect for keeping young children and dogs close by. This fenced in yard includes a hot tub, pond, green house (c/w power & heat) & garden. The entrance features double French doors with a closet & ceramic tile flooring leading into the huge living room. This room boasts a vaulted ceiling, brick surround wood burning fireplace with mantle, a cozy alcove on the north side with 2 bay windows & picture windows & double doors leading to the deck on the south side. Off the living room is a bright inviting solarium with 4 skylights and a sliding glass door to the deck on the south side. On the west side of the house is an updated kitchen with cream cabinets, granite countertops, tile backsplash & a deep bay window over the double kitchen sink. There is a reverse osmosis system on the kitchen sink faucet. The appliances include a refrigerator, the oven & microwave are both built in, the dishwasher (new in 2025), the gas stove top with 4 burners & grill has a downdraft fan. Off the kitchen is a formal dining room with a bay window & built-in china cabinet. The laundry room presents upper cabinet storage, a pantry, laundry tub & washer and dryer (new in 2024). The spacious primary bedroom is on the main level with a linen closet & 5 piece ensuite. The ensuite has a double sink vanity with granite countertops, a free standing claw foot tub, large steam shower, plus both a storage & walk-in closet. The main level boasts stained Hickory hardwood floors, ceramic tile & Pergo laminate flooring. The upper level has 2

extensive bedroom with large closets c/w organizers. The bonus area has built-in shelving. A 3 piece bathroom completes this level. The flooring in natural stained Hickory hardwood & ceramic tile. The basement is insulated & drywalled. It is partially finished with a huge rec room area with built-in storage, dry bar & storage room. The workshop & utility rooms both include built-in shelving. The furnace & hot water tank were new Oct ’25. The 32’ x 24’ 3 car detached garage is insulated & drywalled. The double garage door has a remote opener. The 40’ x 30’ barn is insulated & plywood paneled with tack room, 3 full sized stalls, storage & utility room (c/w hot water tank & heater). The barn is on it’s own well. The panels & water troughs are included. Only 15 minutes from Cochrane on paved roads. A beautiful & serene property to call home.