



**GRASSROOTS**  
REALTY GROUP

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250235 Conrich Road  
Rural Rocky View County, Alberta

MLS # A2303878



**\$1,299,888**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CRES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Walkout Bilevel on 4 acres with a triple attached garage and over 3000 sq. ft. of developed living space. This is the kind of property that offers both space and flexibility—inside and out. The main floor is bright and open with high ceilings that make the entire home feel even larger. The living room is anchored by a gas fireplace and flows easily into the white kitchen, complete with ample cabinetry, generous counter space, and a sunny breakfast nook overlooking the property. A formal dining room adds the perfect spot for hosting family dinners or special occasions. There are two bedrooms on the main level, including the primary with its own ensuite, offering a comfortable and private retreat. The fully developed walkout basement expands your living space with 2 additional bedrooms and a den, a large rec room with 2nd fire place, and direct access to the outdoors—ideal for guests, a growing family, or multi-generational living. Outside, the 4 acres provide endless possibilities. Enjoy the privacy, the views, and the freedom to use the land the way you want—all just a short drive from amenities.