



GRASSROOTS
REALTY GROUP

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282255 Range Road 34
Rural Rocky View County, Alberta

MLS # A2305956



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,074 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	10.08 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Lawn, Open		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-28-3-W5
Exterior:	Vinyl Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Pool table, Hot tub, All window shaded, Basement refrigerator, Chest freezer in garage

Experience the beauty of true acreage living on this stunning 10-acre property, where rolling hills, open skies, and a tranquil setting create the perfect retreat from the everyday. Surrounded by pristine landscape and breathtaking views in every direction, this property offers space, privacy, and a lifestyle that's hard to match. The home itself welcomes you with charming curb appeal, highlighted by a large front deck that overlooks the picturesque front yard—an ideal spot to relax and take in the peaceful surroundings. Just inside, a bright and versatile office space sits off the front entrance, perfect for working from home while enjoying inspiring views. The heart of the home is the spacious and thoughtfully designed kitchen. Featuring a large island with raised breakfast bar seating and a built-in sink! A window above the sink frames views of the backyard, while ample cabinetry and a gas cooktop complete this spectacular space. The kitchen flows seamlessly into the adjacent eating nook. Open and filled with natural light, the nook provides direct access to the back deck, where a covered eating area makes outdoor dining effortless in any season. The living room is warm and welcoming, centered around a gorgeous focal fireplace with a tile surround and classic mantle, complemented by custom built-in cabinetry. This open-concept space connects beautifully with the dining area and kitchen, creating an ideal layout for entertaining or family gatherings. From here, step out onto the expansive back deck, complete with stairs leading down to the sprawling backyard—perfect for enjoying the outdoors. The primary suite is a peaceful retreat, offering a private seating area with stunning views of the surrounding landscape and direct access to the back deck. The 4-piece ensuite features dual vanities, a private water closet, and a generous standalone shower with bench

seating. A ceiling fan adds comfort, while the well-sized closet includes additional built-in storage. Convenience continues with a main floor laundry room equipped with a sink and ample cabinetry. Downstairs, the fully developed basement expands your living space with a cozy family room featuring another fireplace with tile surround and mantle, as well as a flexible area ideal for a home gym or entertainment space. Three additional bedrooms share a 3-piece bathroom with a standalone shower, while a large recreation area with a wet bar is perfect for hosting. Additional features include in-floor heating, a central vacuum system, water softener, cold storage, and a spacious storage room with built-in shelving. The lower level also offers walkout access to a covered patio, leading to the expansive backyard complete with a covered hot tub area and even a greenhouse. This exceptional property combines comfort, functionality, and the serenity of acreage living—offering a rare opportunity to enjoy wide open spaces without compromising on modern conveniences.