



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

272017 Range Road 282
Rural Rocky View County, Alberta

MLS # A2307334



\$1,155,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,956 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	2.06 Acres		
Lot Feat:	Few Trees, Meadow, Rectangular Lot		

Heating:	In Floor	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms)	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: n/a

This is the acreage opportunity you've been waiting for! Built in 2022, this nearly 2,000 sq. ft. bungalow sits on 2.06 acres and offers the perfect combination of modern construction, space, and future potential. Constructed with ICF for superior durability and efficiency, this home features in-floor heating, 9' ceilings, and oversized windows throughout—flooding the space with natural light. The modern kitchen anchors the open-concept layout, ready for both everyday living and entertaining. With three spacious bedrooms, tons of storage, and a foam-insulated garage, the foundation is here for something truly special. The home is move-in ready but offers an excellent opportunity for a buyer to add their own personal touch and elevate it to the next level. The fully developed basement includes an illegal suite with two separate units—perfect for extended family or added income potential. Outside, the possibilities continue with 2.06 acres of land and approval already in place from Rocky View County to build a workshop—ideal for hobbyists, business use, or additional storage. If you're looking for space, value, and upside potential, this property delivers. Don't miss your chance to make it your own.