



283129 Township Road 250
Rural Rocky View County, Alberta

MLS # A2311131



\$1,749,000

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|------------------|--------------------------------------------------------|---------------|-------------------|
| Division: | Conrich Meadows | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,364 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad, RV Access/Parking | | |
| Lot Size: | 4.08 Acres | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---------------------------------------------|-------------------|-------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Laminate, Vinyl Plank | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 33-24-28-W4 |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-RUR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Experience the perfect blend of class, space, and opportunity on this exceptional 4.08-acre Conrich estate. Featuring over 2,300 sq. ft. living space above grade, a chef's kitchen with spice kitchen, large size windows, multiple balconies, a fully finished basement with wet bar, huge sized deck and breathtaking countryside views. Located within the approved Conrich ASP, this rare offering combines timeless acreage living with incredible future growth and investment potential. A truly exceptional opportunity in one of Rocky View County's most desirable communities of Conrich Meadows near Khalsa school and CN facility.