



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**42239 Weedon Trail**  
**Rural Rocky View County, Alberta**

**MLS # A2314623**



**\$1,545,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	20.38 Acres		
<b>Lot Feat:</b>	Lawn, Level, Many Trees, Pasture, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-26-4-W5
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A-sml
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Soaking Tub		

**Inclusions:** deck umbrella, dog run panels, stalls in barn, shop fridge.

**PRICE ADJUSTMENT!!** This 20 acre parcel offers a FANTASTIC LOCATION 10 MINUTES TO TOWN on PAVEMENT! (Just North of Cochrane to Weedon Trail) This super property has so much to offer with its upgraded 3 bedroom plus den 1438ft2 bungalow that is fully developed downstairs with 2 wood burning fireplaces! Nicely upgraded on the main level with a terrific ensuite bath and walk in closet, new vinyl plank flooring in the primary bedroom as well as new carpet in living room and stairwell recently! Upgraded half bath on the main level and lower 3 piece bath! Newer asphalt shingles and a newer deck with rich looking fibre board off the kitchen to enjoy the summer weather! WANT A SHOP?? Built in 2025 this 42'x48' heated and insulated fully finished shop is longing to be used and enjoyed by its new owner! HORESMAN- Come with your horses, ride in your OWN outdoor arena and then put the ponies in their own 10'x10' stall to relax! The hay shed is 20'x40' and can hold a couple of hundred bales of hay, so no more small loads all the time! This gem of a property offers a lot of good features and just awaits its new owners to take advantage of them!! Come have a look today!