



**GRASSROOTS**  
REALTY GROUP

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**251018 Tower Ridge Estates  
Rural Rocky View County, Alberta**

**MLS # A2314997**



**\$1,424,900**

<b>Division:</b>	Tower Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,593 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.18 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-25-4-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Sauna, Skylight(s), Vaulted Ceiling(s)

**Inclusions:** Refrigerator in basement

**\*\*HUGE PRICE REDUCTION\*\*** BEAUTIFUL Executive Home with STUNNING Mountain Views! The home needs some TLC but could become a beautiful estate home. The elegant home sits peacefully surrounded by lush gardening, manicured lawns, flower beds and trees all professionally maintained for over 20 years. Entering the home the scenic views stand out from every window. Cozy up in the winter months in front of the stone wood burning fireplace in the living room. The dining room is large enough to entertain family and friends and also has access to a large covered deck with the mountain views. The kitchen has been well maintained and has a nice intimate eating area with access to the back deck overlooking the beautiful backyard. The primary bedroom is also on the main level with the stunning mountains views out its large windows. Plenty of room in the primary ensuite and loads of closet space. An additional 2 bedrooms, full bathroom, mudroom/laundry and 1/2 bathroom complete the main level. The loft area overlooks the dining and living room and has several skylights making nice and bright. There is a large bonus room, full bathroom and 2 additional bedrooms in the loft area. The basement has its own 1 bedroom area complete with a full kitchen, wood burning fireplace in the living room, dining area, bedroom, full bathroom, laundry room and access off to its own lower patio with beautiful mountain views. In the basement that is separate from that area, there is a great recreation room where kids can play, a cedar sauna, shower and change room. As you exit the home, there is access to the triple heated garage. Enjoy playing tennis or pickle ball on the sport court or relax by fire pit. The cute garden shed is great to do any gardening. The property is conveniently located at the very end of the cul-de-sac for plenty of privacy from the neighbors.

This property must be seen to truly appreciate al it has to offer!