



**275200 Township Road 233  
Rural Rocky View County, Alberta**

**MLS # A2315475**



**\$1,389,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                      |               |                   |
| <b>Size:</b>     | 1,829 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Oversized, Triple Garage Attached, Workshop in Garage |               |                   |
| <b>Lot Size:</b> | 4.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Many Trees  |               |                   |

|                    |  |                   |                     |
|--------------------|--|-------------------|---------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Well                |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Septic Tank         |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -                   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | Country Residential |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |                   |                     |

**Inclusions:** N/A

**4 ACRE LOT!! FULLY LANDSCAPED!! OVERSIZED & HEATED TRIPLE ATTACHED GARAGE!! MASSIVE DRIVEWAY FOR RV & TOYS!! SEPARATE WORKSHOP GARAGE (51'x31.2')!! 3400+ SQFT OF LIVING SPACE!! 6 BEDROOMS!! 3.5 BATHS!!** This beautiful acreage offers the perfect blend of space, comfort, and functionality! The main floor features a bright living area with a cozy fireplace, a stunning kitchen with a large island, pantry, and custom cabinetry, plus a spacious dining area with access to the deck overlooking your landscaped yard. The PRIMARY BEDROOM includes a 4pc ensuite, walk-in closet, and a private balcony with peaceful backyard views. Two additional bedrooms share a 4pc bath, and there's also a convenient 2pc bath and main floor laundry with access to the garage. The OVERSIZED TRIPLE GARAGE is heated with IN-FLOOR HEATING. Electric IN-FLOOR HEATING in every bathroom, the front entrance, and the laundry room — adds an extra touch of luxury. The in-floor heated basement includes 3 bedrooms (one currently used as an office), a 3pc bath, a huge recreation area, and ample storage. The SEPARATE WORKSHOP GARAGE (51'x31.2') is built with INSULATED CONCRETE FORMS (ICF) — offering superior insulation with NO HEAT LOSS — and also features IN-FLOOR HEATING. The property is surrounded by mature trees and includes a full IRRIGATION SYSTEM with sprinklers around the house for easy maintenance. Located on a CORNER LOT just minutes from Langdon, close to schools, shopping, and everyday amenities — this property truly has it all. COUNTRY LIVING WITH CITY CONVENIENCE — YOUR DREAM ACREAGE AWAITS!!