



GRASSROOTS
REALTY GROUP

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264230 Range Road 264
Rural Rocky View County, Alberta

MLS # A2316382



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,469 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, RV Garage		
Lot Size:	10.11 Acres		
Lot Feat:	Cleared, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Law		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-26-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-Gen
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Natural Gas,
Features:	Central Vacuum, Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance		

Inclusions: All pumps and pressure systems, all fences and gates, cattle/horse shelter, storage shed, TV brackets on walls in house and garage.

Price adjusted! Perfect for your horses! 10 acres with walk out bungalow! Here's a great place to start your country life! A very comfortable 1995 home (1469 sf) with 5 bedrooms, 3 baths, main floor laundry and an open floor plan. You'll love entertaining as there is a large dining area, beautiful bright kitchen and cozy living room with a stone feature wall with gas fireplace inset. The Primary(Master) offers space for a king size bedroom suite, gorgeous 3 pc Ensuite with walk-in therapeutic shower! Off the Primary is a cozy nursery or make it your den or another bedroom! The main 5 pc bath is finished in tile, double vanity, jetted tub w/shower! The walk out basement (1449 sf) is fully developed, its bright and offers many opportunities. Currently, there are 2 additional bedrooms, 1-3pc bath, lots of tile here too! A large family room and summer kitchen. The mechanical room contains, a newer-F/A HE (2019) furnace with A/C(has not been used in 8yrs. - As Is condition). Natural gas HWT(replaced - 2020) and pressure tank for your own well. In the storage room is the central vac. The boys will love the triple garage! Perfect place for the man cave, vehicles and maybe a lift to store your classic! Its wired, insulated and has 2 garage door openers'. If you need additional space for an RV or maybe a barn for your horses, you'll like the 32x50 fabric quonset. It has power installed, some basic lighting and gravel floor. As you walk around the property, you'll notice that its fenced and cross fenced, has a set of corrals, a nice bright chicken coup and fencing, a horse shelter and some wind break. The main yard is landscaped with lawn and trees, including a big apple tree, lilacs, and spruce trees. After a busy day at the office, you'll find yourself pondering, why did it take us so long? The kids will get picked up by the bus and will either go to Kathryn or Beiseker for school. This a

great place to raise your kids, as there's is a local 4H club, hockey, baseball, & horse arena's close by. Come have a look, you'll be glad you did!