



230122 Range Road 284A
Rural Rocky View County, Alberta

MLS # A2317316



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,737 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Double Garage Detached, Drive Through,		
Lot Size:	3.43 Acres		
Lot Feat:	Backs on to Park/Green Space, Private		

Heating:	In Floor, Standard, Natural Gas	Water:	Drinking Water, Well
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)		
Inclusions:	purgola		

Welcome to this beautifully renovated 3.43-acre acreage offering the perfect blend of country living and modern comfort. Completely renovated from the studs out in 2019, this spacious home features 5 bedrooms, 1 office, and 3.5 bathrooms, with quality finishes throughout, including engineered hardwood flooring. The main floor boasts a spacious living room filled with natural light and enhanced by soaring ceilings. A thoughtfully designed mudroom features beautiful built-in storage to keep everything organized. The gourmet kitchen showcases two-tone cabinetry, a gas cooktop, and ample workspace, making it ideal for both everyday living and entertaining. The adjacent living and dining areas easily accommodate family and guests, with seamless access to the expansive outdoor deck. The upper level includes three bedrooms, a full 4-piece main bathroom, and a stunning primary retreat complete with a walk-in closet, private balcony overlooking the property, and a luxurious 4-piece ensuite. The fully developed lower level offers two additional oversized bedrooms, both featuring walk-in closets, along with a 3-piece bathroom, providing plenty of space for family, guests, or multi-generational living. Enjoy exceptional parking, storage, and workspace with both an attached double garage and a detached double garage. Major updates completed in 2019 include rebuilt furnaces, extensive interior renovations, and numerous system upgrades. The property is serviced by a water well and septic system. Situated on 3.43 acres, this move-in-ready acreage provides the perfect balance of privacy, space, and modern living. An added bonus is the property's potential for future rezoning and subdivision opportunities (subject to municipal approval), making it an attractive option not only for families and hobbyists but also for buyers looking to capitalize on future

development potential. This exceptional property offers the tranquility of country living today while presenting exciting possibilities for tomorrow.