



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

263082 Range Road 13
Rural Rocky View County, Alberta

MLS # A2319423



\$1,799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,560 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	5.93 Acres		
Lot Feat:	Garden, Landscaped, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-26-1-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Wet Bar		

Inclusions: Fridge In Basement, Fridge In Shop, Garburator, Trash Compactor

Country living without the long commute! Situated on 5.93 beautifully landscaped acres less than 1.5 miles from Calgary's north city limits on pavement, this pristine property offers the perfect balance of rural serenity & city convenience with quick access to both Calgary & Airdrie. Surrounded by mature trees, manicured grounds & breathtaking prairie views, the home welcomes you with an expansive covered wraparound Trex deck complete with gas lines for your BBQ, creating the perfect space to relax & enjoy Alberta's wide-open skies. An asphalt driveway leads to the impressive 38' x 50' heated garage/shop w/in-floor heat, separate service, 2 oversized overhead doors, a 2-piece bathroom, washer/dryer & a bright open interior w/plenty of room for projects, storage, equipment, or entertaining. Inside, this exceptionally well-maintained home showcases Brazilian cherry hardwood flooring throughout much of the main level & an inviting layout designed for both everyday living & entertaining. The spacious kitchen offers abundant cabinetry, a pantry, additional prep sink & flows seamlessly into the family room & flexible gathering space. A formal dining room provides an elegant setting for hosting family & friends, while large windows throughout the home flood the interior w/natural light & capture the surrounding views. The practical side entrance, located near the shop, is ideal for acreage living & leads through a mudroom w/a 3-piece bath—perfect for cleaning up after working outdoors. Upstairs there are 3 generous bedrooms, including a primary retreat w/a walk-in closet, gas fireplace, heated floors in the bedroom & ensuite. The ensuite has a large tub, shower, water closet & access to a balcony overlooking the property. A 2nd upstairs balcony serves the 2nd bedroom, while the open hallway overlooks the

main living area below. Convenient upper-floor laundry as well. The fully developed in floor heated basement has a large rec space, family room w/gas fireplace, wet bar complete w/fridge & dishwasher, an additional bedroom & a 2-piece bath. Additional features include 4 gas fireplaces, a high-producing well, reverse osmosis water system to the kitchen & fridges & pride of ownership that is evident throughout the property. A rare opportunity to own a beautifully cared-for acreage. Click on the 3D tour & Video.