



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

272098 Range Road 282A
Rural Rocky View County, Alberta

MLS # A2319643



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,378 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	20.07 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private, V		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-27-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-sml
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: all window coverings, hot tub-as is

Escape to country living on this exceptional 20-acre property just minutes east of Airdrie. Offering the perfect blend of privacy, functionality, and convenience, this beautifully maintained walkout bungalow is surrounded by mature trees and features extensive updates, a barn, numerous outbuildings, fenced and cross-fenced pasture, two water wells, and an impressive equestrian setup. The move-in-ready home has been thoughtfully updated over the years, including newer siding (2017), deck and railing (2017), furnace (2017), electrical upgrades and PEX plumbing (2018), hot water tank (2026), paint, flooring, doors, bathroom fixtures, toilets, electrical plugs, and more. Step inside through the spacious mudroom with convenient access to the oversized insulated double attached garage. The main floor offers a functional layout featuring a 2-piece bathroom, dedicated laundry room, and an open kitchen and dining area complete with warm wood cabinetry and abundant storage. The bright and inviting living room is flooded with natural light from large windows and provides access to the massive 15.9 X 29.9 east-facing deck—an ideal place to enjoy your morning coffee while taking in the stunning views of your property. The main level also features three bedrooms, including a spacious primary bedroom, all with newer carpeting. A well-appointed 5-piece bathroom with dual sinks serves this level, while multiple large closets and built-in storage solutions provide exceptional organization throughout the home. The fully finished walkout basement expands your living space with a massive recreation room offering direct access to the backyard and concrete patio area. This level also includes a large fourth bedroom, a 3-piece bathroom, a substantial storage/utility room, and a cold room with additional pantry space. A sink in the recreation area provides

excellent potential for a future wet bar or entertaining space. Outside, the property is perfectly set up for livestock, horses, or a home-based animal operation. The barn is powered and features 10 indoor/outdoor dog kennels, two stalls, a tack room, feed room, and partial concrete flooring. The property includes rail fencing, horse shelters, a calf shelter, eight paddocks, multiple pasture areas, and a 30m x 70m outdoor riding arena. Opportunities to own a well-maintained acreage of this size in such a desirable location are rare. Whether you're looking for an equestrian property, hobby farm, or simply room to enjoy country living close to the city, this exceptional acreage has it all. Book your private showing today.