



GRASSROOTS
REALTY GROUP

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33025 Township Road 290
Rural Rocky View County, Alberta

MLS # A2321293



\$864,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,270 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	8.01 Acres		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	33-28-3-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Situated on 8 acres in Rocky View County, this bungalow offers the space & freedom of country living with room for horses, hobbies or simply enjoying the outdoors. The property features a detached garage, barn, large horse shelter & plenty of open space to make your own. The home has seen several updates & now offers over 2,200 sq. ft. of developed living space. The main floor features a bright & functional layout with 2 good sized bedrooms, a renovated 4-piece bathroom, spacious living area & a large mudroom complete w/laundry & a convenient 2-piece bathroom. Both the front entrance & side entry lead to the expansive deck, creating the perfect space to enjoy the surrounding views. The partially finished basement adds valuable living space with 2 additional bedrooms, a modern 3-piece bathroom, a family/recreation room, radon mitigation system & an abundance of storage in the utility room. A great opportunity for those seeking an affordable acreage lifestyle with usable outbuildings, room to grow & the peace & privacy that comes with country living. Click on video and 3D tour.