



GRASSROOTS
REALTY GROUP

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285021 Township Road 252
Rural Rocky View County, Alberta

MLS # A2321492



\$1,490,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,804 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	3.98 Acres		
Lot Feat:	Back Yard, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	TBD
Foundation:	Block	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Situated on 3.9 acres just minutes from the city, this spacious brick bungalow offers an incredible opportunity for the right buyer. With nearly 5,200 sq. ft. of developed living space, the home currently features 6 bedrooms, 3.5 bathrooms, an office, large recreation room, and ample storage throughout. This property requires significant renovation and is ideal for someone looking to take on a project and bring new life to a home with great bones, a functional layout, and an unbeatable location. Acreage properties this close to the city are hard to find, making this an excellent opportunity for renovators, investors, or buyers wanting to create their dream acreage. The property is being sold pursuant to a judicial sale and is offered strictly "as is, where is." No warranties or representations are being made by the seller.