



**283080 Township Road 254
Rural Rocky View County, Alberta**

MLS # A2324335



\$1,890,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,188 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached, Driveway		
Lot Size:	19.88 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Pasture, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-25-28-W4
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Second Fridge in Basement and Second Dryer in Basement (AS-IS)

This 20-acre property in Rocky View County is located less than 5 km from the Calgary city limits. The combination of location, land size, and infrastructure makes this a compelling investment. The well cared for home has a bright private main floor with large living room windows and a dining room with large doors that connect to the deck outside. The kitchen includes oak cabinetry, ample counter space, generous storage, and a window above the sink overlooking the yard. The primary bedroom is generous in size with two closets and two windows facing the private, tree-lined front yard with mature landscaping. A second bedroom currently functions as an office. The main 4-piece bathroom features a soaker tub with shower. Updated flooring throughout. The developed basement includes a large recreation room with egress windows and a fireplace, a large bedroom, a 4-piece bathroom, a laundry room, and a separate walkup entrance with its own exterior door. A carport and double attached garage complete the home. The property also includes a 1,400 sq ft heated barn in excellent condition with 6 stalls, concrete floors, rubber mat stalls, automatic waterers, a wide aisle, a feed room, and a bathroom. A 1,468 sq ft quonset offers additional flexibility as a workshop or storage. Properties zoned AG-SML this close to Calgary have historically been some of the most sought-after land in Rocky View County as the city grows. This property is also available as part of a larger package. See MLS# A2321523 for full details.