



GRASSROOTS
REALTY GROUP

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260195 274 Range Road
Rural Rocky View County, Alberta

MLS # A2324927



\$1,329,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,248 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	20.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Many Trees		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Other
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-26-27-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wood Counters		
Inclusions:	none		

If you have been dreaming of spectacular prairie sunsets, star filled skies, gathering eggs from your own chickens, tending a flourishing garden or keeping horses, put this acreage at the top of your list. Extensively renovated and completely move in ready. This two storey home offers over 3,410Sq. ft. of thoughtfully designed living space ;where modern style meets rustic charm. At the heart of the home is the stunning white kitchen with wood countertops, stone back splash, the classic farm sink, stainless steel appliances and a pantry with picturesque views of the surrounding landscape. The kitchen flows effortlessly into the spacious dining and living areas. The impressive traditional great room is designed to gather family and friends, anchored by a beautiful stone surround wood-burning fireplace with a classic manel and custom built-in bookshelves ready to showcase treasured collections and memories. New windows invite natural light throughout the home while framing peaceful views of he acreage beyond. The stylish bathrooms have been completely transformed with timeless black and white finishes. Upstairs, unwind in the spa-inspired bathroom featuring a deep soaker tub and separate shower, while the beautifully appointed lower-level three-piece bath offers style and convenience for family and guests alike. A spacious modern laundry room and dedicated main-floor fitness room add functionality to everyday living. Upstairs, you'll find three beautifully renovated bedrooms, including an expansive primary retreat with room for a private sitting area reading nook. The walk-in closet, accented by a rustic sliding barn door, adds warmth and character while complementing the home's country charm. Step outside and discover multiple outdoor living spaces designed to enjoy every season. Patio doors lead to a large rear deck perfect for summer barbecues and entertaining, while the

covered deck provides a cozy spot to relax and enjoy warm evenings as the sun sets over the countryside. Surrounded by mature trees that provide privacy and shelter, this productive parcel is ideal for hobby farming, and with a hay field that produces 1200 square bales a year. Or perhaps market gardening, tree farming or simply enjoying a peaceful rural lifestyle. The dugout is connected to the Western Irrigation (district) canal that crosses the property. Major infrastructure upgrades include a refurbished well, two 115-gallon cisterns and septic tank. The Out buildings are equally as impressive, including a beautifully restored barn/storage building that can store up to 10 units. and a heated double garage. Whether you're seeking a turnkey country retreat, a productive hobby farm or room to grow your rural dreams, this exceptional acreage offers endless possibilities. Properties offering this level of renovation, functionality, land productivity, and impressive outbuildings rarely come to the market. Experience the best of country living- schedule your private viewing today.