



GRASSROOTS
REALTY GROUP

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250257 Range Road 271
Rural Rocky View County, Alberta

MLS # A2325770



\$1,119,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,742 sq.ft.	Age:	1998 (28 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	4.00 Acres		
Lot Feat:	Cleared, No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Horse shelter, shed, gates on fences.

Step into a life where sweeping views, privacy, and comfort come together in perfect harmony. This stunning 2,741 sq ft two-storey walk-out home sits on a peaceful 4-acre parcel of prairie in Rocky View County -- perfect for that serene acreage charm. From the moment you arrive, a grand spiral staircase makes a dramatic first impression, setting the tone for thoughtful design and spaces meant to be lived in. The open-concept main floor boasts vaulted ceilings in the family room and living areas, complemented by rounded corner detailing, hardwood and ceramic tile finishes, and a gourmet kitchen featuring a large island, breakfast bar, double oven and eat-in nook -- built for both everyday living and entertaining. The fully finished lower level is a self-contained illegal suite -- featuring two additional bedrooms, bathroom, a full kitchen, and a living area complete with a cozy gas fireplace. It also benefits from a walk-out to the backyard and massive amounts of natural light. Enjoy both privacy and easy access; in under 15 minutes you can be in Calgary. Whether you're sipping coffee on the balcony or exploring your land, this is a property that brings the calm and beauty of country living right to your doorstep.