



GRASSROOTS
REALTY GROUP

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270127 Glenmore Trail
Rural Rocky View County, Alberta

MLS # A2326578



\$1,149,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,523 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Drive Through, Garage Door Opener, Heated Garage, Insula		
Lot Size:	8.67 Acres		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-23-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Garage Heater, Vehicle Hoist, Auto waterer, Blue Barn, Tack Shed, Play House

Experience the quiet beauty of country living on this thoughtfully set up 8.67 acre acreage, where wide open prairie views, fresh air and room to breathe create the ideal backdrop for everyday life. Designed for buyers seeking space, privacy and a true rural lifestyle, this property offers a warm 1,522 sq ft country bungalow, an impressive heated detached shop, excellent outbuildings, and a horse friendly setup ready for acreage living. Inside, vaulted ceilings define the bright living room, which flows naturally into the country kitchen and dining nook to create an easy, connected layout for gathering. Luxury vinyl plank flooring adds warmth, style and durability throughout the main living areas. The kitchen is well suited to busy mornings and relaxed evenings alike, with generous counter space, abundant cabinetry, a corner pantry and breakfast bar seating, plus direct access from the dining nook to the rear deck. Life here is shaped by the land around you. The two spacious decks span the width of the front and rear of the home invite you to slow down and enjoy sunny exposure regardless of what time of day you may choose to enjoy the peaceful prairie views. The main floor includes a private primary bedroom with a three piece ensuite and large walk-in closet, two additional well sized bedrooms, a four piece guest bathroom and a practical side entry mudroom with closed off laundry, offering everyday convenience and direct access to the side deck leading to the standout heated detached shop. The finished lower level adds valuable flexibility for family, guests, work or play. It features a fourth bedroom, large recreation room, den or office, four-piece bathroom and a bonus room that would make an ideal home theatre, games room or additional retreat. In-floor heat keeps this level comfortable year round, making it a welcoming extension of the home. The 60 x

30 ft detached shop is a major highlight, offering the size, access and utility acreage buyers need. Heated and insulated, with 220V wiring, 12 ft overhead doors at both ends and rough in plumbing for a future bathroom, it is ideal for vehicles, equipment, tools, projects, storage or potential business use. Horse owners will also appreciate the fully fenced and cross fenced land, automatic waterer, powered barn and powered tack shed, creating a practical, ready to use setup for equestrian living. A garden shed and play structure add even more everyday function and enjoyment. Whether you are looking for a horse ready acreage, hobby farm, family retreat or peaceful escape from city life, this property offers the space, function and lifestyle appeal to make country living feel effortless. With a well equipped shop, practical outbuildings, cross fenced pasture space and room for the whole family, this must see acreage is ready to welcome its next owners ~ Home.