



GRASSROOTS
REALTY GROUP

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261136 Range Road 33
Rural Rocky View County, Alberta

MLS # A2329844



\$2,500,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,211 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	18.16 Acres		
Lot Feat:	Lawn, Meadow, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-3-W5
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: N/A

Available for the first time in nearly half a century, this is your rare opportunity to own a cherished piece of paradise. Escape to your own private 18-acre retreat, where rolling landscapes and ultimate tranquility meet the convenience of being just a half-hour drive from downtown. This exceptional acreage offers the perfect blend of country peace and city accessibility. As you step inside, the main floor immediately captivates you with its soaring vaulted cedar ceilings and beautiful hand-scraped hardwood flooring that extends throughout both the main and upper levels. The heart of the home is a magnificent great room designed to frame stunning southwest views and flood the space with natural light. Adjacent to this is a cozy living room featuring a classic brick wood-burning fireplace, as well as a separate, versatile sitting room that is perfect for a home office or quiet reading nook. The kitchen comes fully equipped with a built-in oven, cooktop, and a garburator, making meal preparation a breeze. For everyday convenience, the main floor also hosts a half bath and a spacious laundry room complete with a folding counter and built-in cabinets for abundant storage. Upstairs, the hand-scraped hardwood continues across four generous bedrooms, providing plenty of space for a growing family or overnight guests. The primary bedroom serves as a true retreat, complete with its own private four-piece ensuite bathroom. Outside, the property shines with 18 acres of gorgeous, rolling terrain to explore and enjoy. A patio tucked behind the home faces northeast, making it the ideal spot for quiet morning coffees. Rounding out this incredible property is a double insulated garage that is fully heated, ensuring your vehicles stay warm all winter and providing a comfortable year-round workspace. This acreage truly offers a once-in-a-generation opportunity to enjoy the best of both

worlds with the potential of future subdivision!