



GRASSROOTS
REALTY GROUP

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250257 Conrich Road
Rural Rocky View County, Alberta

MLS # A2333641



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,604 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Farm, Few Trees, Open Lot		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-25-28-W20
Exterior:	Concrete, Mixed	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Open House Sat & Sun Sept 12-13 From 12:00Pm To 4:00Pm. Move-in ready and beautifully updated, this 5-bedroom, 3-bathroom bungalow offers exceptional space and versatility on 4 level acres. The bright main floor features an open living area with mountain views, a modern kitchen with quartz countertops, stainless steel appliances, a large pantry, and French doors. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom complete the main level. The partially renovated basement features a separate entrance, two oversized bedrooms, a full bathroom, and generous living space—ideal for extended family. A massive 3,288 sq. ft. workshop provides endless possibilities for storage, hobbies, or a home-based business. Conveniently located just minutes from city limits with quick access to Stoney Trail, McKnight Boulevard, shopping, and everyday amenities.