



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53161 Grand Valley Road
Rural Rocky View County, Alberta

MLS # A2334314



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,738 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	26.46 Acres		
Lot Feat:	Many Trees, Meadow, Native Plants		

Heating:	Central, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Primary Downstairs		

Inclusions: Tipi poles, Rink boards, Play structure, Refrigerator in mudroom closet

OPEN HOUSE SAT OCT 3, 1-3PM Tucked among the trees on 26 of the most picturesque acres you can imagine on Grand Valley Road, you will find a 2,700 sqft home, barn, and the type of peace you've been dreaming about. The house offers you a view from every angle, letting you stay connected to the enchantment around you. The main floor primary bedroom is bright and airy, and looks right out onto your 1800 linear feet of post-and-rail pasture; upstairs boasts two oversized bedrooms with plenty of space and versatility. A country kitchen, complete with a charming wood stove, is truly the heart of the home. In the backyard the treehouse is ready for some adventures, and there is also a skating rink area cleared and boarded for the outdoor skating enthusiast! For the animals, the barn is ready with water and electricity, and is currently set up for chickens, but can hold 3 stalls. The automatic waterer is just behind the barn, and the fencing is all secure. Surrounded by mature trees, and rolling meadow, this is a property where you'll truly appreciate the beauty of country living. (Back on market due to missed deposit.)