



GRASSROOTS
REALTY GROUP

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A, 272011 Range Road 275
Rural Rocky View County, Alberta

MLS # A2335867



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,211 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Gated, Heated Garage		
Lot Size:	6.03 Acres		
Lot Feat:	Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, Se		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-GEN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Set on just over 6 beautifully landscaped acres only 15 minutes from Airdrie, and a quick drive to Calgary' International airport, this exceptional acreage offers the perfect blend of comfort, functionality, and country living. The stunning 3-bedroom, 3-bathroom bungalow features soaring vaulted ceilings, large south-facing windows that fill the home with natural light, a dramatic floor-to-ceiling brick gas fireplace, a renovated kitchen, central air conditioning, and a convenient main-floor laundry with a 2-piece bath. The primary suite is a true retreat with double sinks, a custom tiled shower, and a massive walk-in closet with adjustable storage. The fully developed lower level includes two additional bedrooms, a spacious recreation and games room, a second laundry area, and a 5-piece bathroom. Outside, enjoy the expansive 38' x 8' deck, a charming 20' x 16' covered veranda, a beautiful sunroom with windows all the way around, and low-maintenance decking and railings. The property is exceptionally well-equipped with a 24' x 24' heated double detached garage and an impressive 100' x 44' insulated and heated shop featuring a full concrete floor, radiant natural gas tube heat, six overhead doors including a drive-through door, two man doors, a 38' x 11' mezzanine, and its own water supply. Additional highlights include a transfer switch at the main electrical panel for future generator hookup, a fully fenced rectangular yard with large entrance gates, sheds, and ample space for animals or hobby farming. The well produces 6.3 GPM, and the home is equipped with water treatment for potable drinking water. This is a rare opportunity to own a move-in-ready acreage with outstanding infrastructure and endless possibilities.