



GRASSROOTS
REALTY GROUP

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282184 Range Road 31
Rural Rocky View County, Alberta

MLS # A2336699



\$1,249,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,622 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	12.13 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pasture, Private, Treed		

Heating: In Floor, Fireplace(s), Natural Gas, Wood, Zoned

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 13-28-3-W5

Exterior: Vinyl Siding

Zoning: R-RUR

Foundation: See Remarks, Preserved Wood

Utilities: Electricity Paid For, Natural Gas Connected, Satellite I

Features: Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Suspended Ceiling, Vinyl Windows

Inclusions: 2 Bar Stools, 4 island chairs in kitchen, Piano, laundry room plastic sink, swing on deck, 2 auto waterers, tarp structure (as is)picnic table, decorative wheels outside, 2nd fridge in basement

Tucked away in the rolling foothills of beautiful Rocky View County, this exceptional 12.13-acre multi-generational property offers privacy, space, mature landscape and an outstanding setup for horses/animals, country living at its finest. Pride of ownership is evident throughout this immaculate, beautifully landscaped property, surrounded by mature native trees, fully fenced and cross-fenced acreage includes 3 pastures, 2 shelters, 2 automatic waterers, a barn with 7 stalls & tack room, plus a large garden. The home has been exceptionally maintained, with major renovations to the entire main/upper level completed approximately 15 years ago (including new vinyl Windows, flooring, new kitchen, bathrooms) The main floor offers 3 bedrooms, including a spacious primary bedroom w/ 3-piece ensuite. Engineered hardwood flooring is complemented by ceramic tiles in the kitchen, dining area and entry. The kitchen features granite countertops, large island with induction stove top, custom maple cabinetry, pantry, in-floor heating in kitchen and dining area. The bright and spacious dining area opens onto a covered back deck w/ glass railing, while a second east-facing deck is perfect for morning coffee while taking in the tranquil setting. The fully developed basement features a custom log-style family room w/ wood-burning fireplace and bar, Rec room offers a kitchenette ideal for entertaining, 4th bedroom and large laundry/utility room, cold room and direct access to attached heated single garage. Additional features include, 2nd Detached garage, tarp Shed (as-is), certified wood foundation, underground power, extra power station, excellent producing well, Septic tank/ field, just to mention a few. Truly special acreage property, offering you a wonderful opportunity to enjoy the tranquility and lifestyle of country living in beautiful Rocky View County located

close to all amenities including Airdrie and Calgary only 30 mins away.