



GRASSROOTS
REALTY GROUP

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235084 Range Road 275A
Rural Rocky View County, Alberta

MLS # A2336875



\$1,750,500

Division:	Tanner Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,171 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Quad or More Detached, Workshop in Garage		
Lot Size:	5.00 Acres		
Lot Feat:	Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: A/C Unit, Water Treatment Equipment, Stove in Shop, Refrigerator in Shop.

Welcome to this beautifully renovated 3-bedroom bi-level, ideally located just 10 minutes from Calgary and offering an incredible combination of comfortable country living, versatile outbuildings, and exceptional workspace. Step inside to a bright, open-concept main floor featuring rich teak hardwood and slate tile flooring throughout. The spacious kitchen is designed for both everyday living and entertaining, with maple cabinetry, granite countertops, stainless steel appliances, a convenient built-in desk area, and plenty of room to gather. The bright and generous primary bedroom offers a relaxing retreat complete with a walk-in closet and spa-inspired ensuite. Downstairs, the fully developed lower level provides even more living space with a welcoming family room featuring a wood-burning fireplace, two additional bedrooms, a bathroom, laundry, storage, and utility rooms. An attached heated and insulated double garage provides everyday convenience along with a dedicated office space—ideal for working from home. Outside is where this property truly sets itself apart. Relax with your morning coffee or entertain family and friends on the expansive deck. A massive 2,000 sq. ft. heated shop offers incredible possibilities and includes a car crane. Attached to the shop is an approximately 1,044 sq. ft. guest apartment, creating excellent space for extended family, guests, or additional flexibility. Three additional outbuildings and two shelters provide abundant storage and space for your four-legged friends. With room to live, work, entertain, and enjoy the outdoors—all within an easy drive of Calgary—this unique property offers a lifestyle and versatility that are increasingly hard to find.