



GRASSROOTS
REALTY GROUP

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308 Grange Lane
Conrich, Alberta

MLS # A2339154



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,188 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC120
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: n/a

Welcome to 2022-built luxury living in Cambridge Park in sought-after Conrich, Rockyview. Step onto the covered front entry and into a two-storey foyer with a floating oak-toned staircase wrapped in glass railing, the kind of first impression that tells you everything about the quality behind these walls. Over 3,188 sq ft above grade plus a fully finished 1,534 sq ft basement, this home was built for a family that wants space, style, and smart income potential all under one roof. The main floor is an entertainer's dream: a chef's kitchen with upgraded appliances, a dedicated spice kitchen with a second gas stove for the cook who doesn't want their main kitchen to smell like dinner, and a cozy gas fireplace anchoring the great room. Walk out onto the 40-ft deck, which includes a gas BBQ and look over a backyard already growing your own vegetables in six raised planters. Upstairs, 4 bedrooms are thoughtfully laid out for real family living: the primary suite has its own private ensuite and a 2nd electric fireplace for those quiet nights in, a second bedroom also enjoys its own private bath, and the remaining two bedrooms share a convenient Jack-and-Jill bathroom. A dedicated upstairs laundry room with a Samsung front-loader and top-load washer/dryer keeps everyday living effortless. Included is the full AC rough-in (just add the unit). Now, the basement — this is where the numbers get exciting. 2-bedroom, 1-bath basement illegal suite with its own independent laundry. Plumbing and electrical have already been approved by the county — this is a fantastic mortgage-helper opportunity for the right buyer. Outside, a heated with gas, drywalled, and painted triple car garage keeps your vehicles and your workshop dreams comfortable year-round. A 10x16 ft lockable storage shed tucked under the balcony handles the overflow, and the upgraded asphalt driveway finishes

the curb appeal with a modern touch. This is a home that's ready to work as hard as you do - with 6 years remaining on the Alberta New Home Warranty, water barrels, lawn and snow equipment, and pressure washer included, plus furniture negotiable to make your move effortless. Cambridge Park, Conrich offers that rare blend of acreage-style peace with city convenience just minutes from Calgary — and this home is your invitation to enjoy both, with income working in your favour from day one. Book your private showing today.