



GRASSROOTS
REALTY GROUP

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97 Delrich Meadows
Rural Rocky View County, Alberta

MLS # A2340405



\$1,299,000

Division:	Delrich Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,872 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Heated		
Lot Size:	1.95 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Tre		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Sauna, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: 2 Sheds, Quonset, Seacan, 2nd fridge, sauna, 3x work benches & metal storage racking in detached shop, greenhouse

Welcome to your private country oasis in the exclusive community of Delrich Meadows, located just minutes east of Calgary. This sprawling 1,871 square foot bungalow perfectly balances peaceful acreage living with easy access to the city, offering a beautiful setting with stunning sunset views over the Rocky Mountains. Step through the brand-new front door, complete with a secure keyless lock, and enter a massive foyer that opens directly into a huge living room featuring soaring vaulted ceilings and a sleek new glass railing. This home features a highly functional layout that perfectly separates daily living from private spaces. To the left of the foyer, you will find the main entertaining area, including a bright dining space, a spacious kitchen, and a cozy family room anchored by a gas fireplace with a dramatic, floor-to-ceiling stone face. The updated kitchen features brand-new countertops, a new sink, stove, hood fan, and durable new flooring. To the right of the foyer is the private sleeping wing, offering three bedrooms. The primary suite is a true retreat with dual closets and a refreshed three-piece ensuite boasting a brand-new shower, sink, and countertops. The two additional bedrooms on this level share another updated three-piece main bathroom. The fully finished basement vastly expands your living space and offers an abundance of storage options, and just got NEW CARPET! Here, you will find a massive recreation room perfect for game nights, a spacious fourth bedroom, a laundry area, and your very own private indoor sauna. The exterior of this property is a hobbyist's dream, with mature, established landscaping throughout adding privacy, character, and natural beauty to the peaceful acreage setting. Headlined by a spectacular detached shop, this professional-grade workspace is equipped with 220V power, overhead radiant heat, a

heavy-duty industrial shop door with an automatic opener, and durable construction featuring a four-foot ground-up plywood base with finished gyprock above. Gardeners will fall in love with the sixteen-foot by six-foot greenhouse, which comes fully equipped with a built-in watering system, hydroponic growboxes, and two 270-gallon rainwater catchment tanks. Every major system and aesthetic finish in this home has been meticulously updated, offering you complete peace of mind. Upgrades include a brand-new roof, new furnace, new hot water heater, new windows, new sliding and patio doors, new exterior siding, new eavestroughs with protective leaf covers and downspouts, and a newly replaced curbstop water shut-off. Inside, enjoy new paint, new laminate and carpet flooring throughout, new lighting fixtures, and updated staircase railings. This is an exceptional turnkey property that truly has it all.