



GRASSROOTS
REALTY GROUP

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263089 Range Road 293
Rural Rocky View County, Alberta

MLS # A2342770



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,426 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Boat, Double Garage Attached, Parking Pad, RV Garage		
Lot Size:	2.30 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Paved, Private, Secluded, See Re		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

2.30 Acres Lot | Country Living Minutes From Calgary & Airdrie | Walk-out Basement | 2,426 SqFt + 1,206 SqFt Walkout Basement | Gorgeous Modern & Classic Finishes | Custom Kitchen | Granite Countertops | Modern Backsplash | Gas Cooktop | Built-in Stainless Steel Appliances | Breakfast Nook Framed with West Facing Windows | Formal Dining Room Leading to Deck with Outdoor Dining Area | Family Room with Bay Windows | Living Room with Gas Fireplace | Main Level Office | Main Level 3pc Bath with Walk-in Shower | 4 Upper Level Bedrooms | Primary with Walk-in Closet, Fashion Hall & 5pc Ensuite | Freestanding Soaking Tub | Spacious Bedrooms | Upper Level Deck | Basement Natural Wood Clad Walls & Ceilings | Expansive Rec Room | Stone Encased Gas Fireplace | Entertainer's Palace | Basement Bedroom & 3pc Bath | Basement Laundry | Great Storage | Concrete Patio | Deck | Expansive Greenspace | Garden | Double Attached Garage with RV/Boat Clearance. Welcome to this beautifully designed acreage home offering the perfect balance of peaceful country living & convenient access to Calgary & Airdrie. Surrounded by mature greenery & expansive outdoor space, this property features over 3,600 SqFt of developed living space with timeless finishes & an ideal layout for entertaining & family living. The main level is bright, spacious & thoughtfully designed with multiple gathering areas throughout. The custom kitchen is beautifully finished with granite countertops, modern backsplash, gas cooktop, built-in stainless steel appliances & a breakfast nook framed with west facing windows overlooking the property. The formal dining room leads directly to the deck & outdoor dining area creating seamless indoor-outdoor living. A welcoming family room with bay windows & a separate living room with a gas fireplace provide comfortable

spaces to relax & entertain. The main level office offers flexibility for working from home while the 3pc bathroom with walk-in shower completes this floor. Upstairs you'll find 4 spacious bedrooms including the impressive primary retreat complete with a walk-in closet, fashion hall & luxurious 5pc ensuite featuring a freestanding soaking tub. The additional bedrooms are generously sized & the upper level deck offers another peaceful space to enjoy the surrounding views & sunsets. The fully finished walk-out basement is truly an entertainer's palace featuring exposed wood walls, an expansive rec room, stone encased gas fireplace & direct access to the concrete patio & backyard. This level also includes an additional bedroom, 3pc bathroom, basement laundry & excellent storage space. Outside, enjoy the tranquility of acreage living with expansive greenspace, garden areas, multiple outdoor seating spaces, large deck & concrete patio areas perfect for entertaining or relaxing in privacy. The double attached garage offers excellent functionality with additional RV/boat clearance & ample parking space for all your toys & recreational vehicles. Hurry & book your showing today!