



GRASSROOTS
REALTY GROUP

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15 Sterling Estates
Rural Rocky View County, Alberta

MLS # A2343523



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,606 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Garden, Landscaped, Many Trees		

Heating:	Baseboard, Boiler	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Fridge in basement, All new LVT flooring and under pad for the basement,

Acreage living less than 10 minutes from Airdrie! Set on 4 mature, beautifully treed acres in Sterling Estates, this spacious 4-level split offers loads of potential for someone ready to bring new life to a property with a great layout, plenty of space & an impressive yard. The home & grounds are in need of some TLC, but there is so much here to work with. A spacious front entry leads to a large flex/living area created from the former attached garage, while the adjoining family room offers access to the backyard & patio. A 2-piece bath & second exterior door complete this walkout level. A few steps up is the huge living room, dining area & kitchen with center island, casual eating space & access to the expansive rear deck, with multiple sliding doors creating great flow to the outdoors. Upstairs are 3 good-sized bedrooms, including a spacious primary with 3-piece ensuite & tiled walk-in shower, plus a main bath with dual sinks. The lower level is undeveloped with laundry & offers additional space to finish as desired, with new LVT flooring & underlay being left for the new owner. Improvements include an updated electrical panel in 2015, professionally installed sump & weeping tile & several replaced windows. Outside, the 4 acres are fenced & cross-fenced with mature trees, established landscaping & plenty of privacy. There is room for a horse, with potential for a second subject to Rocky View County approval. The approximately 56' x 27' shop includes a connected dry-storage addition, while the main shop area is heated, insulated & drywalled with approximately 12' ceilings. The backyard also features a large in-ground pool that is currently non-operational & requires substantial repair, along with an approximately 50' x 12' pool house/outbuilding in good condition that houses the pool boiler & offers additional entertaining or storage space. With its mature acreage setting, generous

home, substantial shop & convenient location just minutes from Airdrie, 15 Sterling Estates is a unique opportunity to renovate, restore & make it your own. Click on the 3D tour and also watch the video.