



GRASSROOTS
REALTY GROUP

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50109 Township Road 283
Rural Rocky View County, Alberta

MLS # A2344370



\$1,294,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,502 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Asphalt, Concrete Driveway, Double Garage Detached, Drive		
Lot Size:	18.77 Acres		
Lot Feat:	Back Yard, Cleared, Dog Run Fenced In, Landscaped, Lawn, Many Trees, Na		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Hardwood, Vinyl, Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 13-28-5-W5

Exterior: Stucco, Wood Frame

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave-Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, All Window Coverings, Garage Controls and Remotes, Pool Table, & Shed

Once upon a time, just South of Water Valley, Goldilocks discovered a home that was…just right. Not too close, not too far, nestled privately on 18.77 beautifully treed acres where towering trees meet wide-open pasture. With over 2,500 sq ft of above-grade living space, this enchanting 1 1/2-storey character home offers a little bit of everything—and plenty of room for your own happily-ever-after. Papa Bear would love the land! The property is perfectly set up for stock, with a barn tucked into the back half of the 60' x 40' Quonset. The rear acreage offers endless possibilities, including the potential for your very own private runway. Beautiful white fencing & wrought iron gates frame the property at the front, while the freshly paved driveway carries you all the way to the Quonset, making winter snow removal a breeze. Mama Bear would surely approve of the kitchen! Knotty pine cabinetry, generous counter space & a great island with seating make this a warm, inviting gathering space & tons of room for the biggest family gatherings & dinners! The commercial-sized stainless steel fridge means fewer trips to town for groceries. Just off the kitchen are two spacious bedrooms featuring charming closet barn doors & antique swag lamps. But Goldilocks? She'll fall in love the moment she walks through the front door. The sprawling oversized living room is wrapped in wall-to-wall windows, flooding the space with natural light. Patio doors open onto the west-facing deck, perfectly positioned for BBQs, entertaining friends & family, or simply relaxing with your favorite beverage while watching the sunset. Cozy up with a good book or your favorite movie as flames dance in the brick-faced fireplace, creating the perfect warm & inviting retreat. The character continues throughout with open beams, a vaulted ceiling & stunning Brazilian hardwood flooring.

Follow the spiral staircase upstairs to discover the luxurious primary suite, complete with vaulted ceiling, room for a comfortable seating area, built-in dresser & closet, plus a clever clothing storage area through the 3-piece ensuite. This may just be the space you never want to leave! Downstairs, the fun continues with a pool table ready for friendly competition, plus room for additional games or a family room. There's tons of storage, while the laundry area offers space for a folding table & additional storage. Outside, the oversized double garage provides plenty of room for vehicles, toys & an impressive workshop, complete with 2 x 220V plugs. A dog run & chicken coop are already waiting, too! New shingles have been added to the home, garage, barn & shed, with a quote underway for the Quonset. Too big? Too small? Not here. This property may be just right. Private, picturesque, full of character & brimming with possibilities—this is more than a home; it's the beginning of your next great chapter. "Home Is Where Your Story Begins!"