



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

245219 Range Road 271
Rural Rocky View County, Alberta

MLS # A2348494



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,256 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	9.98 Acres		
Lot Feat:	Landscaped, Lawn, Open Lot		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Peaceful, private country living on 10 acres, tucked away on a quiet no-through road with quick access to both Calgary and Strathmore. Fully renovated in 2021, this home offers a comfortable, functional layout with plenty of space for the whole family, while giving you the freedom to slow down and enjoy the space around you. As you arrive, you're welcomed by a freshly poured aggregate front patio, the perfect spot for morning coffee and taking in the quiet surroundings. Inside, the main level opens into a bright, open-concept living space with an updated kitchen featuring stainless steel appliances, quartz countertops and a large island. The dining area looks out toward the backyard and west-facing views, with direct access to the back deck. One of the true highlights of the home is the sunroom, filled with natural light and warmed by a wood pellet fireplace. It's the kind of room you'll naturally gravitate toward, whether you're settling in for a movie, gathering around the table for game night or simply enjoying a quiet afternoon. Upstairs, the primary bedroom features a 2-piece ensuite and walk-in closet, along with two additional bedrooms and a newly renovated full bathroom. The lower level adds even more flexibility with a laundry, flex space, two additional bedrooms and another newly renovated full bathroom. Through the closet in the front bedroom, you'll find access to a developed crawl space currently used as a kids' playroom. Outside, the property really comes to life. Enjoy the large back deck, open yard space and beautiful west-facing sunsets, with approximately 5 acres currently used for hay. The fenced property is ready for your four-legged and feathered friends, with an animal pen, covered animal shelter, a chicken coop and a small pig house. It's a peaceful country setting with room to breathe, room to roam

and still just a quick drive to the city.