



GRASSROOTS
REALTY GROUP

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270168 Range Road 283
Rural Rocky View County, Alberta

MLS # A2202495



\$3,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,549 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	155.01 Acres		
Lot Feat:	Farm, Garden, Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	See Remarks, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	3-27-28-W4
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Shop air compressor, standby power generator

Embrace the tranquility of country living! Get back to nature as you drive down your tree-lined driveway to your own private sanctuary. The 10-ACRE BUILDING SITE consists of TWO "MOVE IN READY" HOMES each complete with their own yard. The main home is an impeccably maintained, 3 bedroom, 1549 sq ft bungalow with a fully developed, walk out basement and a detached, oversized, double-car garage. The balcony is the perfect place to watch out over the picturesque ponds and the breath-taking views. The second home is a renovated, 1930's, two-storey farmhouse featuring a covered veranda, two bedrooms upstairs, 1 and a half bathrooms and a good-sized, detached double car garage. Outbuildings include the HIGH-END SHOP with a graveled equipment yard, another SHED/BARN, ample GARDEN SPACE plus GREENHOUSE, a CORRAL with animal shelter and waterer, and a 5-ACRE PASTURE conveniently nearby. Extras include a golf driving range, horseshoe pit, cabin, TWO NATURALLY SPRING-FED PONDS, and two firepit areas. One pond is stocked with TROUT, perfect for those who love to fish, while the other is designed for pure recreational enjoyment. It features a small beach for the kids, a dock for the pedal boat, and even a zip line for added fun. There's an RV plugin nearby for additional guests. A further feature of this property is the 140 ACRES OF CULTIVATED FARMLAND currently used for growing hay. For those wanting to enjoy the country life without the farming, the possibility exists to earn income by leasing the land to neighboring farmers. The perimeter of the entire property is fenced and cross-fenced and complete with a gated entrance. This property is ideal for horse enthusiasts, anyone wanting to unleash their inner farmer, a small business in need of space for equipment or

commercial activities, city people seeking a rural haven that combines privacy with the amenities of daily life nearby. The possibilities are endless! This Alberta property boasts a prime location. It is a short drive to the City of Airdrie and a mere 20 minute drive to the City of Calgary. Don't miss this great opportunity to live in the country and be the proud owner of this meticulously cared-for building site and its highly coveted, productive and hard-to-find farmland. SEE THE ATTACHED 'FEATURE SHEET' ABOVE FOR MORE IN-DEPTH DETAILS ON THE HOUSES AND BUILDINGS. More photos are available upon request. Call today for further information or to schedule your tour of the property.