



**GRASSROOTS**  
REALTY GROUP

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**270046 Township Road 284**  
**Rural Rocky View County, Alberta**

**MLS # A2221096**



**\$884,990**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow               |               |                   |
| <b>Size:</b>     | 1,331 sq.ft.                                   | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 10.01 Acres                                    |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind, Rectangular Lot          |               |                   |

|                    |   |                   |                            |
|--------------------|---|-------------------|----------------------------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | Well                       |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile, Vinyl Plank | <b>Sewer:</b>     | Holding Tank, Septic Field |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -                          |
| <b>Basement:</b>   | Finished, Full                                | <b>LLD:</b>       | -                          |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | A-GEN                      |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -                          |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum                |                   |                            |

**Inclusions:** Hot Tub As Is

Quiet Country Living on a 10 Acre Property! Horse Enthusiasts, Hobby Farmers, Multi-Generational Families pay close attention to this acreage. 1331sqft Country Bungalow, 40'x22' Illegal Suite Outbuilding, 2 Double Detached Garages, 1 Single Garage & 3 Sheds. The Bungalow has a vaulted ceiling over the open flowing kitchen-living-dining room & hardwood floors underfoot. Lots of counter/cupboard space & breakfast bar seating in the kitchen with newer appliances. Sunroom accessed through living room adds additional living space & has sliding doors opening up to the wrap-around deck with expansive prairie views. Mud room off the kitchen is a great transition from the outdoors. Laundry conveniently located on the main floor next to the 2pc bathroom. Primary Bedroom has 4pc en-suite bathroom & walk-in closet. In the basement; 2 bedrooms, rec room, flex room with new vinyl plank flooring, 3pc bathroom with shower. The Illegal Suite Outbuilding has a generous sized bedroom with a walk-in closet, kitchen with appliances, 4 pc bathroom, stacked washer/dryer laundry, living-dining room area. If you desire to live away from the congestion & busyness of the city then this is the property for you. Located 12km west of Beiseker, but not too far from Airdrie(27mins) to be completely isolated from amenities. This acreage is a must see.