



GRASSROOTS
REALTY GROUP

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262221 Township Road 275
Rural Rocky View County, Alberta

MLS # A2222905



\$699,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,737 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Elec		
Lot Size:	3.36 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	34-27-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	None	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Storage		

Inclusions: Murphy bed, mudroom refrigerator.

Welcome to this beautifully maintained and thoughtfully upgraded acreage offering the perfect blend of functionality and country charm. Nestled on nearly 4 acres of peaceful, fenced and gated land, this double-wide manufactured home boasts plenty of living space, privacy, versatility and fabulous vistas. The home features a warm and inviting kitchen with an abundance of cabinets, updated appliances, and a central island, all flowing into a bright dining area surrounded by panoramic views. A spacious primary bedroom includes a private ensuite with a walk-in shower and relaxing soaker tub, while the second bedroom is served by a full 4-piece main bathroom down the hall. For added convenience, there's also a single bathroom located just off the mudroom. Recent updates include a covered sundeck addition, perfect for enjoying peaceful prairie views, and an outdoor sink/washing station that's ideal for gardening or clean-up after yardwork. A standout feature of this property is the incredible 48' x 48' shop. Built on a 6" concrete slab and equipped with two oversized doors, 16 foot ceilings, and 220V power - ideal for vehicle and equipment storage, and for those looking for a workshop. There is also a detached double garage, which also includes 220V power. Nothing but space for tools, toys, hobbies or even a home-based business. Dreaming of Acreage Living with Modern Comforts? This move-in ready property offers the best of both worlds! Just a short drive from Airdrie and Irricana.