



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

274212 Lochend Road
Rural Rocky View County, Alberta

MLS # A2224098



\$1,998,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,424 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	74.13 Acres		
Lot Feat:	Many Trees, Private, Rolling Slope, Wetlands, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	See Remarks	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	26-27-3-W5
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Ag Gen
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: All items remaining on site on possession date will become the property of the buyer

Rare opportunity Country Life Style close to Calgary, north of Bears paw on this beautiful 74.13 acre farm. Ideal for homesteading Spectacular Views! Property features a bright open newer (2022) home 2424 sq ft, 5 bedrooms (2 on the main floor) and 3 bathrooms, Double car garage pastures, pens, green houses and fenced area. Custom built home has bright and sunny kitchen open to large dining area and sun room. A great room with stone packed gas burning fireplace. Large master bedroom with an en suite Open rise staircase leading upstairs from great room to family room and loft area. Partially developed basement with 3 bedrooms, 5-piece bathroom, storage room and recreation room. Beautiful west facing dining room with views. Pride of ownership shown throughout. Great access to Calgary, Cochrane and Airdrie. This spectacular property is ideal for cattle, horses, homeschooling, homesteading, gardening and off road quads and bikes. Great family home. Must see to appreciate. Exceptional Value! Please call for a showing and do not enter the property without an appointment.