



**GRASSROOTS**  
REALTY GROUP

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**24157 Meadow Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2225021**



**\$2,490,000**

<b>Division:</b>	Bearspaw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	10.60 Acres		
<b>Lot Feat:</b>	Brush, Gentle Sloping, Irregular Lot, Lawn, Many Trees, No Neighbours Behin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home		

**Inclusions:** TV in Media Room, TV in Basement, Basement Stove (as-is, where is), Basement Dishwasher (as-is, where is), Basement Refrigerator (2), Basement Electric Stove

Welcome to your dream acreage retreat offering the perfect balance of country serenity and city convenience. Situated just minutes from Calgary's city limits, this stunning 10.6-acre property features a beautifully developed home with over 4,725 square feet of total living space and a sprawling 2,415 sq. ft. main floor, designed for comfort, entertaining, and everyday living. Step inside to discover spacious living areas filled with lots of windows for natural light, open floorplan, and great finishes throughout. This acreage is ideal for families, hobbyists, or anyone seeking space to spread out and unwind. Outside, the possibilities are endless. A 4-car attached garage offers ample room for vehicles and toys, while the large Quonset provides a versatile workshop or additional storage space for equipment and recreational gear. Enjoy the best of both worlds: tranquility and privacy with easy access to city amenities. You're only minutes away from the Rocky Ridge YMCA, Royal Oak Shopping Area, and Beacon Hill Shopping Area, putting groceries, fitness, retail, and dining all within easy reach. Whether you're looking for your forever family home or the ultimate acreage lifestyle with room to grow, this property delivers unmatched value and opportunity. Don't miss your chance to own this exceptional piece of paradise — schedule your private viewing today!