



**GRASSROOTS**  
REALTY GROUP

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**280124 Township Road 290**  
**Rural Rocky View County, Alberta**

**MLS # A2226685**



**\$1,395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	15.91 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Natural Gas, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	A-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling		
<b>Inclusions:</b>	Ask listing agent		

Welcome to your dream rural escape! Nestled on 15.9 beautifully treed acres, this expansive bungalow with over 3700 sq/ft of living space and heated double attached garage offers the perfect blend of comfort, functionality, and country charm. Step inside to a spacious, open-concept kitchen complete with modern Slate appliances, plenty of storage ideal for all your needs. The huge dining area easily accommodates large gatherings, while the massive living room is perfect for entertaining or relaxing with the whole family. This home features spacious bedrooms on the main level with 2 full baths and a 2 pc bathroom for guests. A convenient main floor laundry area and a mudroom round out the main level. Downstairs, enjoy the fully finished walk-out basement featuring a bar area, cold storage room, an open bedroom with a 4 pc bath and plenty of space for recreation or hosting guests. A flex area that can used as a craft room, office, or even a small bedroom. The property includes two heated shops and a machine quonset. Shop/garage 1 - 60'L x 48'W x 18'H forced air and radiant heat, water supply, huge overhead door and bifold hanger door. Shop/garage 2 - 40Lx32W two overhead doors, water supply, and forced air heat. Quonset is 70Lx40W used for storage. Grain storage onsite are 8-5000bu, 4 - 3000bu, 2 - 2200bu All this is perfect for hobbyists, mechanics, or storing farm equipment. Equestrian enthusiasts will love the open land and facilities, making this property ideal for horses or a small hobby farm. If you're looking for space, functionality, and serenity &mdash; this is country living at its best. Don't miss out on this incredible opportunity to own a rural retreat with all the amenities you could ask for and just 30 minutes to the Calgary Airport. Book your private showing today!

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