



GRASSROOTS
REALTY GROUP

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50015 Township Road 282 Road
Rural Rocky View County, Alberta

MLS # A2228945



\$1,150,000

Division:	Rural Rocky View County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,588 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	10.02 Acres		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle S		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Cement Fiber Board, Vinyl Siding
Foundation:	Piling(s)
Features:	Laminate Counters

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	Rural Residential
Utilities:	-

Inclusions: Second fridge, second dishwasher, second range hood

You will never want to leave home! Located only 20 minutes from Cochrane, enjoy peace and serenity along with modern comforts at this 10 acre hobby farm. Total living space is 3250 sq ft, with four bedrooms (potentially five bedrooms) and three bathrooms. Previously owned by a registered herbalist, there are numerous garden areas and raised beds. The 1991 double wide home is 1588 sq ft and offers three bedrooms, 2 bathrooms, a large entryway, and a huge deck from which you can access the gardens. The detached double garage is heated, with a separate 373 sq ft workshop area that has a wood stove. The garage and workshop both have sinks. Above the garage is a legal 1293 sq ft 1 bed 1 bath suite with vaulted ceilings, large windows, front and back decks, and spacious kitchen, dining room and living areas. The lower part of the property is fenced with several paddocks, a barn with hot water, heat and power, two animal shelters, and a lovely greenhouse with its own solar ventilation system. Above the dwellings is a quaint chicken coop with tool shed, pond with bridges, firepit, and many garden areas. There is a solar powered security gate at the driveway entrance. This acreage offers many opportunities, including keeping animals, gardening, and enjoying rural living with close proximity to all city amenities.