



**GRASSROOTS**  
REALTY GROUP

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**272032 Range Road 282A**  
**Rural Rocky View County, Alberta**

**MLS # A2231553**



**\$930,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	4.01 Acres		
<b>Lot Feat:</b>	Landscaped, Level, Rolling Slope, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Alarm/Security System

Dreaming of wide-open spaces, fresh country air, and room to roam? Look no further! Welcome to this immaculately maintained 4-bedroom, 3-bathroom bungalow nestled on 4 picturesque acres, just a quick 8-minute drive from Airdrie. This charming home offers the perfect balance of peaceful rural living and city convenience, with major updates already done for you. This home has been lovingly cared for with numerous recent upgrades, ensuring peace of mind and incredible value. Improvements include new luxury vinyl plank flooring, a high-efficiency furnace, hot water tank, pressure tank, roof, siding, and a beautifully rebuilt southwest-facing deck with brand-new patio doors. Even the septic system has been refurbished at a cost of \$15,000, adding to the move-in readiness of this exceptional property. Step inside and be welcomed by a warm, open-concept layout that's perfect for everyday living and entertaining. The functional kitchen flows seamlessly into the dining and living areas, offering a wonderful sense of space and light. Step outside to the sun-soaked southwest-facing deck—an ideal spot to enjoy your morning coffee or take in Alberta's stunning sunsets. The primary retreat is spacious and features its own private ensuite. Also on the main floor, you'll find a second bedroom, another full bathroom, and a versatile den, ideal for a home office, nursery, or reading nook. Downstairs, the fully finished basement offers two generously sized bedrooms, a full bathroom, and a large living/recreation area—plenty of space for guests, teens, or multi-generational living. Outside, the possibilities are endless. There's ample room for your hobbies, toys, animals, or future dreams, plus an outbuilding that provides excellent storage or workshop space. Don't miss this rare turnkey acreage so close to

the city. Enjoy privacy, serenity, and comfort&mdash;all for just \$930,000.