



GRASSROOTS
REALTY GROUP

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

15 Khan Acres
Rural Rocky View County, Alberta

MLS # A2232736



\$859,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,160 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, I		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Wood Windows		

Inclusions: Na

Welcome to your private retreat on 4 beautifully landscaped and treed 4 acres, offering the perfect blend of nature, space, and convenience. Ideally located just minutes from Calgary and only 2 minutes from the new community of Hotchkiss, this west-facing property captures stunning mountain views, endless natural light, and peaceful surroundings. This charming home offers nearly 2,200 square feet of comfortable living space. The main level welcomes you with a spacious foyer, a cozy family room anchored by a wood-burning fireplace, a lovely living room, and a formal dining area—perfect for family gatherings and entertaining. The bright and functional kitchen features sliding doors that open to your expansive west-facing backyard, a true outdoor oasis with privacy, sunshine, and panoramic views. A convenient 2-piece bathroom and a generous mudroom complete the main floor. Upstairs, you'll find four well-sized bedrooms, including a spacious primary retreat with its own 3-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms. The unfinished basement offers excellent potential with a large recreation room, abundant storage, and a dedicated laundry area—ready for your personal finishing touches. Recent updates include a new furnace and hot water tank (2023). The oversized double attached garage is both heated with radiant heat and fully insulated, with plenty of front parking and private access—ideal for hobbyists, car lovers, or those needing extra workspace. With endless possibilities, serene views, and an unbeatable location, this 4-acre property offers the best of country living just outside the city.