



GRASSROOTS
REALTY GROUP

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281141 TOWNSHIP ROAD 274
Rural Rocky View County, Alberta

MLS # A2232770



\$1,295,000

Division:	NONE		
Cur. Use:	Grazing		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	69.93 Acres		
Lot Feat:	Farm, Many Trees, No Neighbours Behind, Pasture		

Heating:	Baseboard	Water:	Well
Floors:	Carpet, Laminate, Parquet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Clay Tile	Near Town:	Airdrie
Basement:	Full	LLD:	23-27-28-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Cable Connected, Natural Gas Connected, Phone Connected
Features:	-		

Major Use: Sheep

RARE OPPORTUNITY to own 69.93 ACRES of PRIME AGRICULTURAL LAND with a CHARMING 3,988 SQ FT of DEVELOPED SPACE, just MINUTES from AIRDRIE and CALGARY!! This FENCED and PRIVATE A-GEN ZONED PARCEL offers the perfect blend of RESIDENTIAL COMFORT, AGRICULTURAL POTENTIAL, and INCOME-GENERATING OPPORTUNITY. Whether you're a hobby farmer, investor, or someone craving wide-open spaces, this property delivers. Enjoy ANNUAL INCOME from a Power Line Easement (approx \$8,000/year) \$\$\$ PLUS added REVENUE from leasing the land for Grazing or Crop Cultivation \$\$\$ The land is currently leased for grazing but has previously been used for crop production, offering FLEXIBLE INCOME POTENTIAL! The home BOASTS 3,988 SQ FT of Total Developed Living Space, w/5 BEDS, 4 BATHS, multiple FLEX SPACES, and an INCREDIBLE ROOFTOP PATIO with EXPANSIVE COUNTRY VIEWS - with plenty of room to add your own personal touch. INSIDE THE HOME, you'll find plenty of CHARM and FUNCTIONALITY. Just off the front foyer is a dedicated HOME OFFICE complete with built-in shelving-ideal for today's work-from-home lifestyle. The LIVING ROOM is designed for entertaining, showcasing a 360-degree fireplace that also warms the expansive DINING ROOM, large enough to host the entire family for holiday gatherings. From here, step directly onto the COVERED DECK. The SPACIOUS KITCHEN has AMPLE amounts of Cabinet space featuring both a central island and peninsula, plus a MASSIVE WALK-IN PANTRY. Completing the main level is a well-designed mudroom with dual closets and a 3-piece bathroom for added convenience. The UPPER LEVEL is your private retreat, a spacious PRIMARY BEDROOM w/a WALK-IN closet, 3-piece EN-SUITE, and

direct access to a sunroom that opens onto the impressive 31' x 26'; ROOFTOP PATIO- a perfect setting for morning coffee or relaxing summer evenings. Three additional generously sized bedrooms, a 5-piece main bathroom, a separate laundry room complete the upper floor. All upper-level windows have been recently replaced, enhancing energy efficiency and comfort. Best of all, the home is asbestos-free, offering peace of mind and long-term safety. The FULLY DEVELOPED BASEMENT includes a HUGE FAMILY ROOM, 5th bedroom w/walk-in closet, 3-piece bathroom, flex area, and an extra-large utility/laundry room. There's even a cooling cellar for storage. OUTSIDE, enjoy a 29' x 23'; OVERSIZED ATTACHED GARAGE, plus a 13'5" x 9'6" shed and a 54'2" x 8'8" workspace w/a stall, offering ample space for animals, equipment, or hobby use. To the right of the home, you'll find a fenced pheasant pen w/a small roofed structure that served as a roosting house-ideal for birds and easily repurposed for chickens or small livestock with a few repairs. Located just 10 mins east of Airdrie and 20 mins from Calgary, this is a dream location for those who want the peace of country living without giving up proximity to the city. OPTIONS GALORE: Farm it. Rent it. Live in it. Or explore re-development potential with Rocky View County approval. BOOK NOW!!