



**GRASSROOTS**  
REALTY GROUP

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23140 Township Road 272  
Rural Rocky View County, Alberta

MLS # A2234076



**\$1,049,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,685 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	7.88 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, Native Pla		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	cres
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to your private retreat! Nestled on a stunning 7.88-acre ravine lot, this beautifully updated 1,684 sq ft bungalow offers the perfect blend of peaceful country living and modern convenience. Surrounded by mature trees and backing onto a picturesque ravine with a serene creek at the bottom, this property is a nature lover's dream. Inside, you'll find an open-concept floor plan with spacious living areas ideal for entertaining or relaxing with family. The home boasts updated windows, exterior siding, and shingles, ensuring peace of mind and improved energy efficiency. The walk-out basement offers endless potential—whether for additional living space, a home office, or a guest suite. Additional features include a double attached garage, ample parking, and panoramic views from both levels of the home. Whether you're enjoying your morning coffee on the deck or exploring the lush grounds, this property offers a lifestyle like no other. Don't miss your chance to own this one-of-a-kind acreage with unbeatable views, privacy, and room to grow.