

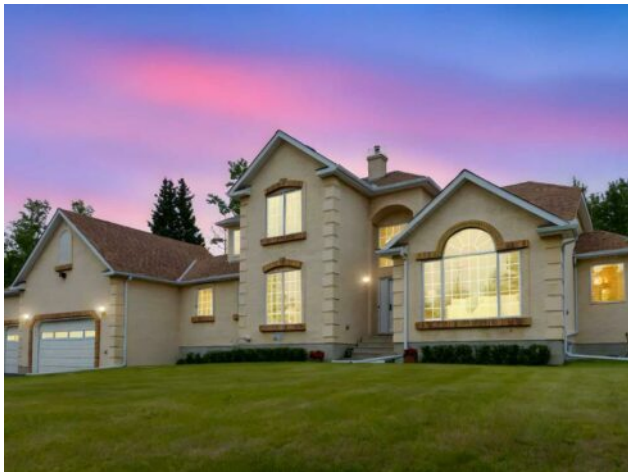


GRASSROOTS
REALTY GROUP

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141 Rolling Acres Drive
Rural Rocky View County, Alberta

MLS # A2235613



\$1,450,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,989 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	4.03 Acres		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Private, Treed		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Cork, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)		
Water:	Co-operative		
Sewer:	Septic Field, Septic Tank		
Condo Fee:	-		
LLD:	6-26-2-W5		
Zoning:	R-RUR		
Utilities:	-		

Inclusions: N/A

141 Rolling Acres is a beautifully maintained property on 4 acres that offers a blend of luxury, privacy, and natural beauty. Only minutes from the city limits and a perfect property for a hobby farm should you want to own horses, chickens or just enjoy peaceful 4 acre living. With 3,375 sq ft of finished living space and minutes from city limits, here you can enjoy peaceful surroundings and spot wildlife from your windows. Step inside to a bright, open living room with vaulted ceilings and expansive windows throughout that showcase breathtaking views of the property. Off the front entrance a separate dining room provides a beautiful space for hosting friends and family for dinners. Further in is the kitchen with its corner window behind the sink providing more views of the property and allowing light to flow in. This kitchen offers both style and functionality with plenty of cupboard and counter space as well as additional seating space in the eating nook. Second living room across from the breakfast nook has a fireplace and provides a wonderful space to cozy up for family time. The main floor has a bedroom with walk-in closet and 4 piece ensuite. Mudroom attached to the kitchen provides additional storage space heading to the garage door. 2 piece bathroom completes the main floor. Upstairs is where you will find the huge primary bedroom. This entire upper level is your own secluded oasis with built-in shelving, large 5 piece ensuite with deep soaker tub and double vanity. The ensuite has several large windows with a second walk-in closet. In the basement is an expansive rec room with office nook, large storage and utility room with washer and dryer. Additional basement bedroom is perfect for guests and 3 piece bathroom completes this level. This property is a nature lover's dream. The spacious deck is perfect for entertaining with 360 degree mature, tree views to enjoy. This

property is on the water co-op and has access to all amenities under 10km away, making the perfect blend of country living with access to the city.