



**GRASSROOTS**  
REALTY GROUP

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**285163 Range Road 290**  
**Rural Rocky View County, Alberta**

**MLS # A2238672**



**\$974,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,886 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Off Street, Parking Pad, RV Access		
<b>Lot Size:</b>	6.72 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Farmstead
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Natural Woodwork, Soaking Tub		

**Inclusions:** N/A

Welcome to this beautifully maintained farmstead acreage offering the perfect blend of country charm and modern comfort. Nestled on a sprawling 6.72-acre lot, this 1,885.67 sq ft residential home provides peaceful, private living just minutes from city conveniences. Step inside to discover a spacious main floor featuring a cozy living room, dining area, and a well-appointed kitchen—perfect for family gatherings. A main floor bedroom and 3-piece bathroom add convenience and flexibility for guests or single-level living. Upstairs, you'll find a 4-piece bathroom and two well-sized bedrooms, including a primary suite with a walk-in closet. A smaller bonus room upstairs offers a great space for a kids' study area, reading nook, or games room. The fully developed basement features a 3-piece bathroom, a large recreation room, and two generous rooms ideal for home offices, flex rooms, or personal hobbies—one of which is currently set up as a gym. Outside, enjoy the peaceful setting from your private deck, surrounded by mature trees. The landscaped yard includes a large grassed area, ample RV and vehicle parking, and a garage to store your equipment or vehicles with a large shop with a cement pad and overhead heating. This property is perfect for those seeking space, privacy, and the beauty of rural living. Don't miss this rare opportunity to own a slice of country paradise!