



GRASSROOTS
REALTY GROUP

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285163 Range Road 290
Rural Rocky View County, Alberta

MLS # A2238672



\$1,100,000

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

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Farmstead
Foundation:	Poured Concrete	Utilities:	-
Features:	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. 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!