



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

263119 Range Road 281  
Rural Rocky View County, Alberta

MLS # A2239420



**\$1,670,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,808 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Oversized, See Remarks		
Lot Size:	4.99 Acres		
Lot Feat:	No Neighbours Behind, Private, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage		

Inclusions: N/A

Discover Your Private Oasis: Modern Luxury on 4.99 Acres Near Airdrie & Balzac! Imagine escaping to your own tranquil sanctuary! This stunning 4.99-acre property presents an incredible opportunity to own a meticulously crafted 2018 McKee-built home, offering the perfect balance of serene country living and convenient access to city amenities. Located just a short drive from Balzac, Airdrie, and the airport, you'll enjoy the best of both worlds. This spacious 2,808 sq. ft. two-storey home features 4 bedrooms and boasts over \$100,000 in high-end upgrades, ensuring a luxurious and comfortable lifestyle. Step inside to an inviting, open-concept main floor with 10-foot ceilings and abundant natural light flowing through oversized windows. The heart of the home is the custom kitchen, complete with ceiling-height cabinetry, a huge center island, premium granite countertops, and high-end stainless steel appliances. Adjacent is a spacious dining area and a grand living room featuring a linear fireplace with a striking stone surround and natural wood mantel. A dedicated office, large mudroom, walkthrough pantry, and a convenient half bathroom complete this level. Upstairs, retreat to the spacious primary bedroom with its deluxe 5-piece ensuite, complete with dual sinks, a soaking tub, and a separate tiled shower, plus a generous walk-in closet. Three additional well-appointed bedrooms, a second 5-piece bathroom with double sinks, and a private bonus room with an accent vaulted ceiling provide ample space for family and guests. Beyond the main residence, this property offers incredible outdoor living. A massive 743 sq. ft. southwest-facing deck, finished with premium "Duradeck" planks, is ideal for entertaining or simply unwinding. You'll also find a spacious chicken coop (your choice of fowl included!) and a second versatile shed. The nearly 1,000 sq. ft. oversized triple attached

garage provides abundant space for vehicles, tools, and storage. The undeveloped basement, with its impressive 9'6" ceilings, offers over 900 sq. ft. of potential to be finished to your exact specifications. Additional features include custom built-in closets throughout, an upgraded lighting package, premium tile, hardwood, and carpet flooring, an upgraded backsplash, and two A/C units for year-round comfort. The home's unique exterior elevation, distinctive color scheme, and sloped roof lines provide striking curb appeal. This is a rare chance to own a truly exceptional property. Don't miss out &ndash; call for your private viewing today!