



GRASSROOTS
REALTY GROUP

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274062 Range Road 12
Rural Rocky View County, Alberta

MLS # A2243035



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,235 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Quad or More Detached		
Lot Size:	18.29 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-27-1-W5
Exterior:	Mixed, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: HOUSE: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, built in vacuum with attachments, TV mount, water softener, R/O system, 2 overjohns, ceiling fan LARGE SHOP: microwave, kitchen table/corner bench, vacuum system with attachments, 2 post hoist, used oil collector drum, orange rack in east bay, 2 shelf units in upper level, air compressor, SMALL SHOP: fridge, microwave, uninstalled dishwasher, 2 long tables, workbench in entry, awning OTHER: building materials in blue sea can and tack room, shelf in sea can next to garage, compost, 2 1000 litre rain water totes, all rain water barrels except for one grey one, 4 garage door openers with 3 remotes, gate opener with remote, all structures shown on the RPR

Welcome to this beautifully maintained 18.29-acre property offering stunning countryside views and exceptional versatility and dash, perfect for a contractor, hobbyist, or car enthusiast. Inside and out, this home shows 10/10 and is truly move-in ready The Massive 50' x 60' 2 bay Heated Shop is ideal for serious work or storage, it features 16' ceilings, 12' x 14' overhead doors, 2x6 construction, a lunch room, washroom, tool and storage rooms, 220V power, extensive outlets, workbenches, and includes a Devilbiss 7000 lb compressor and 2-post hoist. The Additional 26' x 30' Heated Hobby Shop comes complete with water to it, a great versatile building perfect as a workshop, studio, or the ultimate man cave. An oversized 20' X 28' double garage, horse barn with tack room, chicken coop, and two sea cans offer even more utility and storage. The fully fenced pasture is ready for horses or other animals, making this an ideal small-scale farm or homestead setup. The beautifully upgraded and fully developed walk-out bungalow features an open-concept living area with a stylishly refurbished kitchen, a spacious primary suite with walk-in closet and full ensuite, plus a second bedroom and full bath. The bright walk-out basement features a cozy family room with gas fireplace, third bedroom, half bath, laundry, and a large flex/mud room, which has many possibilities for use, including a home office space. A large THREE SEASON room overlooks the private rear yard. In the last 4 years a full kitchen renovation, updated flooring, lighting, and electrical., and a host of other upgrades have been completed, Previously, upgrades include a new furnace (2020), water softener (2018), triple-pane windows, upgraded siding with added insulation, soffits, and eavestroughs. This amazing property blends country

living with modern convenience — only minutes from Airdrie, and an easy commute to Calgary. Whether you're looking for a peaceful retreat, a place to run your business, or a fully equipped hobby acreage, this one has it all. If 18 acres is more than you have use for, with the property being so close to Airdrie, subdivision possibilities would be something worth exploring as well ! Don't miss out — book your private showing today!