



GRASSROOTS
REALTY GROUP

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41 Sharp Hill Drive
Rural Rocky View County, Alberta

MLS # A2244014



\$1,320,000

Division:	Sharp Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,149 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	2.10 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	Well
Floors:	Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance, Skylight(s)		

Inclusions: N/A

Welcome to this beautifully upgraded bungalow on 2.1 acres in the highly sought-after community of Sharp Hill, offering a rare blend of privacy, space, and convenience just minutes from Airdrie and Calgary. This home now features a total of 4,148 sq. ft. of developed living space, thanks to a professionally completed extension that adds incredible functionality and value. The addition includes a second kitchen, a full bathroom, two spacious rooms, and a bright living area with a separate entrance. It's ideal for a multi-generational household, a growing family, or potential rental income. The main floor showcases large windows, skylights, high ceilings, and tiled flooring, creating a bright and open atmosphere throughout. The chef's kitchen offers ample counter space, granite countertops, and a generous layout that flows into both formal and casual living areas, perfect for entertaining. The primary suite is a true retreat with a walk-in dressing room and a luxurious 6-piece ensuite. The home offers four bedrooms along with two additional dens, which can easily serve as extra bedrooms, offices, or flexible workspaces. Enjoy the outdoors on the private patio, surrounded by rolling grassy hills and a striking natural rock wall that adds both beauty and privacy. A triple detached garage provides plenty of space for vehicles, tools, or recreational gear. Whether you're looking for serene acreage living, flexible space for extended family, or an income-generating layout, this property delivers unmatched potential in a peaceful and established setting.