



**GRASSROOTS**  
REALTY GROUP

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**33194 Twp Rd 284**  
**Rural Rocky View County, Alberta**

**MLS # A2245995**



**\$1,720,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,362 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Drive		
<b>Lot Size:</b>	43.30 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Gentle Sloping, Greenbelt, Landscaped, Lawn		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Dugout, Private, Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-28-3-W5
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG-Gen
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	Cable Not, Natural Gas Paid, Electricity Connected, E
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Suspended Ceiling, Vaulted Ceiling(s)		
<b>Inclusions:</b>	port-a-potty, solar panel for dug-out circulating pump		

43 acres in the Madden area! A very easy commute to the city or escape to the mountains! This 1997 family size bungalow is in mint shape and includes a finished walk-out basement to large patio. The main floor is nice setup for families or couples, great kitchen with a large island and breakfast nook. A formal dining room is great for family functions with French doors to a covered deck (perfect for morning coffee)! The sunroom can double as a quiet sitting room/office, leading to the Primary bedroom w/ 4pc Ensuite. Two more bedrooms w/ separate 4 pce bath is convenient exit off the living room. (there is a RI door way from the master to the hallway to these bedrms but was never installed, future if you have toddler's). The large living room a gorgeous stone faced gas fireplace for those cooler mornings in the spring and fall, and you'll love the view out to the west from the 50 ft balcony! The basement is fully finished with large family room, 1 huge bedroom and a second that doubles as an office. Just off the family room is a 3 pce bath w/ shower, the mechanical room with HE F/A furnace with A/C, boiler for the slab heated floor and main floor laundry/Mudroom, the water pressure tank and water conditioner/softner & distiller. In the storage room off the lower laundry room is a transfer switch if you ever need to connect your generator. If your hobby is wine making this might be the right for you. The triple garage is finished and heated. There is a shed for all your garden needs, plus a big shed for wood working or ?/storage. There's also a shedrow for storing boats trailers, lawn equipment etc. If you have horse's, or other stock the pasture offers a seasonal creek, dug-out that used to was used to stock fish for the grand kids. The balance of the land is in crop and is rented out for 2025. Reasonably priced for those looking for something more then a house on a

postage stamp!