



GRASSROOTS
REALTY GROUP

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250020 Range Road 32
Rural Rocky View County, Alberta

MLS # A2247330



\$1,690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,600 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Granite, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	Infill Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Price Reduced - 4782 Sq Ft of total living space on a stunning 4-acre property. Make this home your CASTLE! This impeccably maintained 2-storey walkout residence blends timeless European charm with luxurious finishes, featuring rich oil-stained hardwood, elegant brick wood-burning fireplaces, and a grand tower foyer with a curved staircase. The main level offers a spacious living room, formal dining area, and an open gourmet kitchen with modern shaker cabinetry, granite countertops, and an eating bar—ideal for entertaining. Upstairs, you’ll find three generous bedrooms, including a stunning primary suite with a spa-like ensuite. The fully developed walkout level—currently set up as a full illegal in-law suite—includes an additional bedroom, den, large family room, kitchen, and separate access. The home showcases tile, hardwood, and carpet flooring, and is complemented by a detached 2-car garage, paved circular driveway with RV parking potential, expansive fenced garden, firepit, storage area with a unique wood-burning sauna and games room, plus a garden shed, mature trees, and landscaped grounds. Zoned for horses and close to both private and public schools, this property offers the tranquility of country living with the convenience of being just minutes from the new Costco.