



GRASSROOTS
REALTY GROUP

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

273250 Range Road 270
Rural Rocky View County, Alberta

MLS # A2247767



\$1,999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,100 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Pa		
Lot Size:	5.86 Acres		
Lot Feat:	Cleared, Corner Lot, Landscaped, No Neighbours Behind, Pasture, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: 2nd dishwasher in bsmt, keg fridge w/tap, beverage fridge in bsmt, security system (cameras) w. no contract, gemstone lights, hot tub, swimming pool with heat, heater in garage, all shelves in garage, 4k projector with 135" screen, built in speakers, bluetooth lights, 5 tvs and wall mounts, vacufllo, pool table (neg)

This stunning CUSTOM home was designed with no expense spared. From the moment you enter through the automated gates and follow the paved driveway, the quality is undeniable. Hardy Board siding, a triple garage, Gemstone lighting, and a warm, inviting front porch set the tone. Step into the spacious foyer, complete with its own walk-in closet, and prepare for a WOW moment as the home opens up with light, expansive windows, and breathtaking views. The kitchen, breakfast bar, dining area, and living room share an open-concept design, so no matter where you are, you're part of the conversation. A floor-to-ceiling brick fireplace with built-ins on both sides anchors the living room beneath soaring 10' ceilings. The dining area easily accommodates a large table, while the breakfast bar and all countertops gleam with high-quality quartz. The built-in fridge and freezer combo is a generous in size, complemented by two ovens including a built-in microwave, a gourmet gas range with another oven, and a convenient pasta faucet. Hand-scraped hardwood floors add sophistication while maintaining a cozy, farm-inspired feel. This thoughtfully designed kitchen offers expansive quartz counters, abundant cabinetry, and a hidden gem — a walk-through butler's pantry, providing even more space for your culinary essentials. Double doors open to a spacious deck, perfect for lively gatherings or quiet evenings soaking in the peaceful farm views. In the primary suite, expansive windows frame the rolling landscape, making the view a part of the room itself. A gas fireplace flickers warmly on cooler nights, while a French door leads you directly to the patio for a breath of fresh country air. The luxurious 5-piece ensuite offers a spa-like retreat — a deep soaker tub set beside the fireplace invites indulgent baths, while double

sinks, a generous walk-in shower with built-in seating, and a private water closet provide both comfort and function. The grand walk-in closet offers ample space to keep everything perfectly organized. The Main floor features a second bedroom that provides guests or family with their own retreat, complete with a walk-in closet and an elegant 4-piece ensuite. The hall area includes a 2-piece bath, organized laundry room, and mudroom. Downstairs, a media room with a 135" screen and 4K projector is perfect for movie nights. There's also space for a pool table (negotiable), poker table area and a full wet bar with quartz counters, sink, dishwasher, beer keg with tap, wine storage, and a commercial beverage fridge. This level has two bedrooms with walk-in closets, a 4-piece bath, and a walkout to a covered patio with hot tub, heated above-ground pool, and fire pit. A massive retaining wall ensures privacy, and a shed provides garden storage. There are underground sprinklers. Included are 22 built-in speakers with Control 4 automation, five TVs with mounts, projector and screen & cameras. Come experience Executive Country Living.