



GRASSROOTS
REALTY GROUP

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250257 271 Range Road
Rural Rocky View County, Alberta

MLS # A2248092



\$1,199,990

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,742 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	4.00 Acres		
Lot Feat:	Few Trees, Front Yard, Garden, Lawn, No Neighbours Behind		

Heating:	Forced Air, See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	2-25-27-W4
Exterior:	Stucco	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: Dishwasher x 2, oven, double oven, stove top x 2, refrigerator x 2, microwave x 2, window coverings, ceiling fans, horse shelter, shed, gates on fences, garage remotes x 2.

Step into a life where sweeping views, privacy, and comfort come together in perfect harmony. This stunning 2,741 sq ft two-storey walk-out home sits on a peaceful 4-acre parcel of prairie in Rocky View County -- perfect for that serene acreage charm. From the moment you arrive, a grand spiral staircase makes a dramatic first impression, setting the tone for thoughtful design and spaces meant to be lived in. The open-concept main floor boasts vaulted ceilings in the family room and living areas, complemented by rounded corner detailing, hardwood and ceramic tile finishes, and a gourmet kitchen featuring a large island, breakfast bar, double oven and eat-in nook -- built for both everyday living and entertaining. The fully finished lower level is a self-contained suite -- featuring two additional bedrooms, bathroom, a full kitchen, and a living area complete with a cozy gas fireplace. It also benefits from a walk-out to the backyard and massive amounts of natural light. Enjoy both privacy and easy access; in under 15 minutes you can be in Calgary. Whether you're sipping coffee on the balcony or exploring your land, this is a property that brings the calm and beauty of country living right to your doorstep.