



GRASSROOTS
REALTY GROUP

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255244 Range Road 282
Rural Rocky View County, Alberta

MLS # A2248407



\$1,299,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,519 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	18.60 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-25-28-W4
Exterior:	Stone, Stucco	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: refrigerator, electric stove, 3 ceiling fans, hot tub 'as is

This beautiful, upgraded home shows 10/10 inside and out and is move in ready! Enjoy 18.6 spacious acres with excellent subdivision potential. Do you have kids and want space? Do you have horses and want space? Do you have kids who want horses and need space? This is a great property for a family of horse enthusiasts! Only 8 mins to Calgary. This Range Road does not have a throughway so is very quiet and private. You are at the end of the road. Come and enjoy this 4 bedroom, 2 bathroom remodeled home. Upgraded kitchen with dark stained wood cabinets, granite countertops, stunning backsplash, stainless steel appliances and a breakfast nook. Plenty of space to entertain. Large dining area and spacious family room with west facing views. A fantastic enclosed Sun Room on the south side. A huge front porch to enjoy the sunsets! On the main floor enjoy two large bedrooms up and a 4 pc bath with soaker tub. Down a few steps and you have an additional spacious family room, mud room and laundry area. Step down to the fully finished lower level and enjoy a large second kitchen, two additional bedrooms and a 4 pc bath with jetted tub. Enjoy a huge 36'x24' detached garage with oversized ceilings and an automatic door opener. Newer pumps for the well and septic which are serviced annually. This property is a relaxing oasis with spacious lawn and great spots to put some Adirondack chairs. Numerous large trees provide great privacy. The acreage also boasts a great 52'x32' heated and finished Shop and 45'x30' barn with stalls. All roofs on the out buildings have been replaced. Extensive cross fencing around the property. Come and view this fantastic home and acreage situated so close to Calgary. Excellent redevelopment / investment potential. Directions: East on Country Hills Blvd. North on RR 282. Approx 1km on the east side. Sign is up.

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