



GRASSROOTS
REALTY GROUP

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264 Stage Coach Lane
Rural Rocky View County, Alberta

MLS # A2248747



\$1,775,000

Division:	Sharp Hill		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,472 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Front Drive, Garage Door Opener,		
Lot Size:	2.00 Acres		
Lot Feat:	Garden, Gazebo, Landscaped, Many Trees, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

STUNNING 5 bedroom home perfect for the growing family with ALL THE TOYS!!! MASSIVE triple attached garage and SEPERATE SHOP. 2 GORGEOUS acres, well kept, treed, fenced, with massive newer paved driveway and TONS of room for all the extras. Open layout with high ceiling, main floor office/den, living room, family room, formal dining area and a chefs kitchen. Walk out to the MASSIVE back with outdoor kitchen, powered gazebo for those outdoor summer evenings. FULLY FENCED garden area with stone/gravel ground perfect for family picnics and parties. 4 HUGE bedrooms up (plus one down), 3.5 bathrooms, and FULLY FINISHED basement. 2 A/C units and 2 furnaces. OVERSIZED TRIPLE ATTACHED GARAGE, plus a SEPERATE SHOP/GARAGE both fully heated and secure. Behind the shop is a fully fenced storage area and large shed for extra wood and equipment. Includes full security system and Airdrie alarm cameras. This is TRULY a ONE OF A KIND turnkey lifetime acreage and literally 2 minutes from highway 2 and Airdrie!