



**GRASSROOTS**  
REALTY GROUP

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40018 Township Road 242  
Rural Rocky View County, Alberta

MLS # A2249258



**\$1,999,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,808 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	19.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No N		

Heating:	Boiler, Forced Air	Water:	Well
Floors:	Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Wood Counters		
Inclusions:	N/A		

Welcome to your countryside DREAM HOUSE nestled on 19.99 acres of pristine, tree-covered land with only a couple of years old custom-built bungalow(2023) offers a rare blend of convenience, comfort, modern elegance and timeless country charm. Here, the days begin with the gentle sounds of nature, wake up by birds singing, the soft shimmer of sunlight through the treetops, and enjoy morning walk with coffee in your hand up to the little stream, and having brunch on your private deck surrounded by trees. Afternoon, focus on your habit in a workshop, and then walk even further cross your own handcrafted bridge and wander to the Elbow River, where the beauty of Alberta unfolds in every season. Invite your guests to a BBQ festivity under a wooden gazebo and sit around a fire pit for stargazing. 1,807 sqft residence is thoughtfully designed for both comfort and style. Open-concept with 12-ft ceilings, anchored by a wood-burning fireplace, the chef's kitchen showcases custom wooden countertop, ample cabinetry, and a skylight to capture the midday sun. Expansive windows bring in abundance of natural light all day long, and the engineered hardwood floors enhance the country living. The primary bedroom with an 5pc ensuite bathroom, accompanied by a spacious second bedroom, an additional full bathroom, and a laundry room to complete the main level. The undeveloped lower level holds unlimited potential, but is already roughed-in for in-floor heating and a bathroom. The double attached garage is currently serving as a workshop, but it can easily transition back to vehicle storage. Outside, you will find a built-in deck for RV or trailer to accommodate overnight guests, and there are open spaces to store all your leisure vehicles, or unlimited opportunities to build tennis court, basketball court, hockey rink, swimming pool, hot tub, workshop, green house or you name

it! This is more than just a home &mdash; it&rsquo;s a lifestyle home that you have been dreaming of. Despite the peaceful seclusion, you&rsquo;re only 10 minutes from Calgary&rsquo;s west end, 15 minutes to Bragg Creek, and just 30&ndash;40 minutes to the mountains. Whether you dream of a private retreat, a hobby farm, or just a peaceful land you can rest, this property delivers the very best of Alberta acreage living. Schedule your private viewing today!