



GRASSROOTS
REALTY GROUP

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52 Hawk Eye Road
Rural Rocky View County, Alberta

MLS # A2253079



\$999,000

Division:	Hawk Eye Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,646 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Dog Run Fenced In, Environmental Reserve, Open Lot, Pasture, Rectangular		

Heating:	Exhaust Fan, Fireplace Insert, Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	17-23-5-W5
Exterior:	Wood Frame	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, Open Floorplan, See Remarks, Storage, Sump Pump(s)		

Inclusions: Carport, garden shed, greenhouse, wood storage

One thing that is difficult to find is an acreage with a smaller house. It is more difficult to find that house in exceptional condition, especially at an affordable price. Well, look no further. The owners of this property have spent years restoring it to its intended glory. And when you add to that mix all the improvements blended with the compliments of the setting and location, you have a rare commodity that really must be seen. Just some of the improvements are: New septic field 2013. New roof 2012. New windows and doors 2017. Furnace rebuilt in 2016. New UV water filter system in 2020 with new pressure tank. New bathrooms. Dog run and kennel 2014. New deck and balcony 2015. Green house. New garage metal roof 2016 and outbuildings. The near perfect setting is highlighted with a generous forest behind the house and an expansive south facing field/pasture off the back decks. Across the road is a large environmental reserve with Bragg Creek itself meandering through. All this is found just 1/2 kilometer away from The Trans-Canada Trail, just 2 kilometers away from many hiking/biking/skiing trails in Kananaskis Country, and just a 5 minute drive to the picturesque hamlet of Bragg Creek. This definitely is the "complete package";