



**GRASSROOTS**  
REALTY GROUP

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**40 Pleasant Range Place**  
**Rural Rocky View County, Alberta**

**MLS # A2254174**



**\$1,599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** 4036182112

?This stunning 4-acre property offers the perfect blend of country tranquility and city convenience, located just minutes from Calgary and Conrich with easy access to Stoney Trail and McKnight Boulevard, featuring a lot of renovations including new paint, flooring and a concrete porch at the front. Whether you’re searching for a private retreat, a luxury acreage lifestyle, or an incredible investment opportunity, this property delivers it all. The well-maintained home features 5 spacious bedrooms, 2 full bathrooms, and a bright open main floor layout, complemented by mature trees and expansive outdoor space ideal for family living and gatherings. Beyond its charm, the property is positioned in an area of active future development, making it a prime opportunity for investors while providing a peaceful escape from the busy city life. Don’t miss this rare chance to own a beautiful acreage so close to Calgary with exceptional long-term potential.