



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

40 Pleasant Range Place
Rural Rocky View County, Alberta

MLS # A2254174



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,960 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.